



Land Development Advisors, LLC

Planning, Engineering, Project Management

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## Decision Criteria Analysis and Response

September 16, 2013

Criteria: *A. There must be no reasonable alternative to locating in a Landslide Hazard Area. Alternative locations which would avoid impact to the Landslide Hazard Area must be shown to be economically or functionally infeasible.*

Response: The project will extend a sanitary sewer from the existing sewer line just south of parcel -9081 ("Church property") to the Ellsworth parcel (-9100). The route is generally in conformance with the alignment shown in the City's Sewer Comprehensive Plan (map attached). In addition, the route of the line through the Church property was determined in the field with the Church pastor to avoid certain areas with significant religious importance and minimize disruption to their property.

Other alignments were certainly considered during the preparation of the City's Sewer Comprehensive Plan that resulted in this alignment to serve the properties lying south of 100<sup>th</sup> Avenue NE and east of 132<sup>nd</sup> Avenue NE.

The area of 40% and greater slopes will not be disturbed during the installation of the sewer line.

Criteria: *B. A geotechnical evaluation must be conducted to identify the risks of damage from the proposal, both on-site and off-site, and to identify measures to eliminate or reduce risks. The proposal must not increase the risk of occurrence of the potential geologic hazard.*

Response: Geotech Consultants prepared a letter report dated August 19, 2013 analyzing the proposal. Their analysis concluded there would be no significant risks provided their recommendations were followed during construction.

Criteria: *C. Impacts shall be minimized by limiting the magnitude of the proposed construction to the extent possible, any impacts must be eliminated or*

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*mitigated by repairing, rehabilitating, restoring, replacing or providing substitute resources consistent with the mitigation and performance standards set forth in RZC 21.64.010.L and 21.64.010.M.*

Response: Impacts to the buffer area will be minimized by the use of trench shoring through all of the Church property to comply with agreements made between the church and the applicant. Disturbance to the ground surface will be restored by the Church in a manner consistent with their religious beliefs and activities.