Judd Black, Planning Manager of Development Review

CITY OF REDMOND DEVELOPMENT SERVICES CENTER



Development Services Center

Who

- Public Works
- Planning
- Building
- Fire

What

- Provide Information
 - Permits
 - Projects
 - Procedures
- Accept Applications
 - Building, Plumbing & Electrical Permits
 - Land Use: Subdivisions, Tree Permits
 - Public Works: Meters, Right of Way





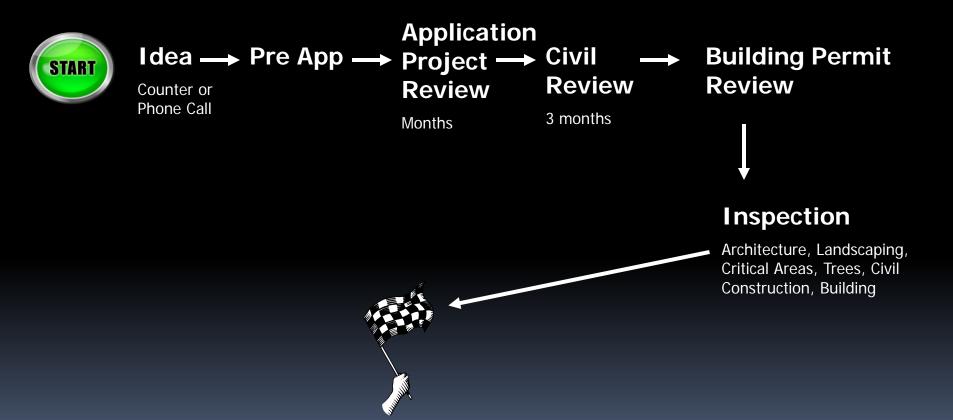
So what <u>do</u> Development Services staff do?

- Administer the codes: Building, Fire, Zoning, Construction
- Process permits
- From an Idea through Development Review process
- Work with Citizens, Developers, Design Review Board, hearing Examiner and Council
- Represent the City meetings, hearings





Planners and Project Review







Decision Making

- The decision making process is described in the Redmond Community Development Guide (RCDG)
- Section 20F of the RCDG describes what process each type of permit will take and who will be making the decision
- All permits fit into one of seven different permit types





Permit Type and a sample of permits

Type I	Type II	Type III	Type IV
Administrative	Administrative, Technical Committee	Quasi-Judicial, Hearing Examiner	Quasi-Judicial, City Council with Hearing Examiner Recommendation
Boundary Line Adjustment Sign Permit Building Permit Shoreline Exemption Electrical Permit Mechanical Permit Hydrant Permit Sewer Permit Special Event Permit Tree Removal	Binding Site Plan Administrative Design Flexibility Short Plat Shoreline Substantial Site Plan Entitlement Development Permit Special Use	Preliminary Plat Reasonable Use Exception Shoreline Conditional Use Permit Variance	Conditional Use Development Guide Amendment Essential Public Facility





Permit Type and a sample of permits

Type V Quasi-Judicial, City Council	Type VI Legislative, City Council with Planning Commission Recommendation	Type VII Quasi-Judicial, Landmarks Commission
Annexation Final Plat Plat Alteration Plat Vacation Right-of-way Vacation Sensitive Areas Exemption	Development Guide Amendment – Comp Plan Map and or Policies Development Guide Amendment – Text Development Guide Amendment – Zoning Map	Historic Landmark Designation Certificate of Appropriateness, Level III





Decision Makers

- Technical Committee
- Design Review Board
- Hearing Examiner
- City Council





Technical Committee

- Director of Community Development and Public Works Director
- Also in attendance: Fire Marshal, and managers for the Planning, Storm Water/Utilities, Transportation





Design Review Board

- Committee of five professionals and two lay persons
- Meets on the 1st and 3rd Thursday of each month at 7PM
- Reviews commercial, office, retail, industrial, and multifamily structures
- Decisions based on design standards





Hearing Examiner

- Independent, separates the application of land use regulations from policy making
- Experience in conducting hearings
- To ensure due process and fairness
- <u>Establishes legal findings</u> in cases of recommendation





City Council

 In cases where the Hearing Examiner has conducted a public hearing the Council will hold a <u>closed record</u> hearing – <u>no new testimony</u> is allowed





Public Involvement

- Notice of Application
- Party of Record
- Letters and emails
- Attending a public meeting
- Attending a public hearing
- Appeals





SEPA – State Environmental Policy Act

- Adopted in 1971
 - Assess Impacts
 - Determine Mitigation
- Required for most development projects
- Applicant submits SEPA Checklist
- Notice of Determination of Non-Significance
 - Comment Period
 - Appeal Period
- Runs concurrently with permit application





Environmental Standards

Critical Areas

- Wetlands
- Streams/ Rivers
- Wildlife
- Critical Aquifer Recharge
- Steep Slopes
- Wellhead Protection Zone

Tree Retention

- Landscaping for screening, reduce storm water and erosion, esthetics, shade in parking lots
- Tree Retention: Save 35% healthy trees
- Significant Tree vs.
 Landmark Tree
- Replacement Trees
- Tree Retention Plans





Residential Design Standards

- Specific to individual neighborhoods
- Examples of standards
 - Variety in building design
 - Character Compatibility
 - Building elements, features and treatments
 - Modulation and articulation
 - Building orientation and placement





Building Permit

- Type I permit
- Reviewed by building, planning and public works
- Project must conform to building code, zoning code and neighborhood plans





Tree Removal

- Reviewed <u>over the counter</u>, no public notification
- Typically removal of <u>2 to 4 healthy</u> significant trees <u>per year</u> depending upon lot size
- No limit on removal of <u>dead</u>, <u>dying</u> or <u>hazardous</u> trees with an arborist report
- Replacement trees required for removal of healthy significant trees
- No removal of trees within <u>critical areas</u>, <u>preserved</u> as part of a development or native growth protection area





Site Plan Entitlement

- Type II Permit, reviewed by the Technical Committee (Design Review Board)
- Project must conform to code, neighborhood plans, and comprehensive plan
- Written decision is sent to applicant and all parties of record
- Decision is appealable to the Hearing Examiner





Preliminary Plat

- Type III Permit, reviewed by the Technical Committee who then make a recommendation to the Hearing Examiner
- Project must conform to code, neighborhood plans, and comprehensive plan, staff report is prepared by staff showing conformance
- Written decision is sent to applicant and all parties of record
- Decision is appealable to the City Council





Conditional Use Permit

- Type IV Permit, reviewed by the Technical Committee (Design Review Board) who then make a recommendation to the Hearing Examiner
- Project must conform to code, neighborhood plans, and comprehensive plan, staff report is prepared by staff showing conformance
- Public hearing is held by Hearing Examiner
- Written recommendation is sent to applicant and all parties of record and forwarded on to City Council
- City Council holds a closed record hearing and approves the project by ordinance
- Decision is appealable to the Superior Court





Appeals

- Any Decision made by the City
- Substantive or Procedural
- Hearing Examiner, Council, Court
- No \$\$\$





Questions

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