

**BEFORE THE HEARING EXAMINER  
FOR CITY OF REDMOND**

In the Matter of the Application of	)	NO. L110123
	)	
<b>Paul Eng</b>	)	
	)	<b>Evangelical Chinese Church</b>
	)	
for approval of a	)	FINDINGS, CONCLUSIONS,
Conditional Use Permit	)	AND RECOMMENDATION
_____	)	

**SUMMARY OF RECOMMENDATION**

The request for approval of a conditional use permit to allow conversion of two manufacturing warehouse buildings into a church at 17460 and 17360 NE 67th Court in Redmond, Washington **SHOULD BE APPROVED subject to conditions.**

**SUMMARY OF RECORD**

Request:

Scott Myatich, on behalf of Paul Eng (Applicant), requested conditional use permit approval to convert two manufacturing warehouse buildings into a church at 17460 and 17360 NE 67th Court in Redmond, Washington. The proposal includes the addition of 100 parking spaces and stormwater and road improvements.

Hearing Date:

The City of Redmond Hearing Examiner conducted an open record hearing on the request on August 1, 2011.

Testimony:

At the open record hearing, the following individuals presented testimony under oath:

Thara Johnson, Associate Planner, City of Redmond  
Scott Myatich, MulvannyG2 Architecture, Applicant Representative

Exhibits:

At the open record hearing, the following exhibits were admitted in the record:

- Exhibit 1      Redmond Technical Committee Report to the Hearing Examiner, with the following attachments:
1. Vicinity Map
  2. Zoning Map
  3. General Application Forms

4. SEPA Application Form
5. Notice of Application and Certificate of Publishing
6. Neighborhood Meeting Notice
7. SEPA DNS and Certificate of Publishing
8. Environmental Checklist
9. Notice of Public Hearing and Certificates of Posting
10. Site Plans (including Landscaping and Tree Retention Plans)
11. Traffic Analysis
12. Stormwater Technical Report
13. Stormwater Design Report
14. CUP Change of Use Memo
15. CUP Decision Criteria
16. Comprehensive Planning Policies
17. Reciprocal Parking Lease
18. Transportation Concurrency Application
19. Appendices H and I from the Stormwater Design Report<sup>1</sup>

Exhibit 2 Staff's PowerPoint presentation slides

Exhibit 3 SUP No. L100338, approved administratively by the Technical Committee on October 25, 2010 (approving the use of warehouse building in a Manufacturing Park zone as a church with seating limited to 499 seats and expansion of the existing parking lot)

Upon consideration of the testimony and exhibits admitted, the Hearing Examiner enters the following findings and conclusions in support of the recommendation:

### FINDINGS

1. The Applicant requested a conditional use permit to convert two manufacturing warehouse buildings into a church at 17460 and 17360 NE 67th Court in Redmond, Washington. The proposed conversion would result in 61,166 square feet of a church use. No external changes to the existing structures are proposed. The proposal includes 100 new parking spaces, stormwater, landscaping, and frontage improvements. *Exhibit 1, page 3; Exhibit 1, Attachment 3.*
2. The CUP application was submitted on March 29, 2011 and determined to be complete on the same day. Notice of application was published, posted on-site, and mailed to owners of property within 500 feet.<sup>2</sup> *Exhibit 1, pages 2-3; Exhibit 1, Attachment 5.*

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<sup>1</sup> The copies of the two appendices offered in the record before the hearing had only odd numbered pages. The complete Appendix H (Critical Areas Report and Level II Hydrogeological Assessment, seven pages) and Appendix I (Summary Memorandum and Environmental Reports, five pages) are included as a separate attachment.

<sup>2</sup> A previously proposed conversion to assembly use with a maximum seating capacity of 499 was administratively reviewed and approved by the Technical Committee as a special use. *Exhibit 3.* A subsequent request to increase

3. The subject property is comprised two parcels totaling approximately 4.4 acres. The site is located within the Southeast Redmond Neighborhood and has a Manufacturing Park (MP) zoning designation. Surrounding uses include manufacturing uses and a future Muslim Association of Puget Sound Center being built immediately to the east on NE 67th Court. *Exhibit 1, page 3.*
4. Churches with up to 750 seats are allowed in the MP zone subject to special use permit review. They are allowed in the MP zone subject to conditional use permit review when more than 750 seats are proposed. *Exhibit 1, page 1; Redmond Community Development Guide (RCDG) 20C.60.20-030.*
5. The site currently houses two former electronics manufacturing buildings, a garage, three sheds, a parking lot, and landscaped areas. The proposal would convert existing "Building 2" (22,646 square feet, at 17460 NE 67th Ct.) to church offices and facilities and existing "Building 3" (38,520 square feet, at 17360 NE 67th Ct.) to assembly space. The proposal includes tenant improvements to the existing buildings with no external structural changes. The conversion to a church use would include such site improvements as installation of a new stormwater infiltration system, street frontage improvements, street lighting, sidewalks, and 100 additional parking spaces for a total of 244 on-site spaces. As proposed, the church would operate two services simultaneously on Sunday mornings at 9:30 am, one in Chinese and one in English, with a total seating capacity of 1,000. Sunday school classes would be offered after services, running from approximately 11:00 AM to 12:30 PM, with anticipated participation by up to 200 church members. Up to ten church staff members would hold on-site office hours for appointment-only meetings with parishioners. *Exhibit 1, pages 3, 6; Exhibit 1, Attachment 11; Exhibit 1, Attachment 12.*
6. All existing buildings comply with the bulk dimensional standards of the MP zone. No new buildings are proposed. *Exhibit 1, page 5.*
7. The Applicant did not request approval of any modifications from City standards. *Exhibit 1, page 7.*
8. Applicable city code provisions require parking areas to be screened from sidewalks and compatible uses by Type II landscaping. *RCDG 20D.80.10-080.* The site is presently landscaped along all external property boundaries, and the proposal would retain the majority of existing landscaping. Submitted landscape plans call for additional plantings that would bring all required screening into conformance with the City's Type II standard. *Exhibit 1, page 4; Exhibit 1, Attachment 10.*
9. The plans call for removal of eight significant trees. Approximately 92% of significant trees on the west parcel and 83% of significant trees on the east parcel would be retained. No landmark trees would be removed. *Exhibit 1, page 5.*

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seating capacity up to 1,000 triggered new review for compliance with conditional use criteria. *Johnson Testimony; RCDG 20C.60.20-030.*

10. The Applicant submitted a professionally prepared traffic impact analysis (TIA) assessing the proposed church's impacts on area transportation facilities. Conversion from the former manufacturing use of the site is projected to reduce weekday PM peak hour trips by 11 vehicles. The TIA projected that the proposed use would add 610 total trips to surrounding roads and intersections during the Sunday peak hour.<sup>3</sup> Three area intersections were reviewed for impacts during the Sunday peak hour: Redmond Way at NE 70th Street; Redmond Way at E. Lake Sammamish Parkway; and E. Lake Sammamish Parkway at NE 65th Street. Using the conservatively high estimate for new trips, the proposed church is not anticipated to cause deficient level of service at any intersection. Because the use would reduce the site's impact during the PM peak hour, no concurrency review of the proposal was required. The TIA did not discuss any pedestrian safety concerns related to the proposal. *Exhibit 1, Attachment 11.*
11. According to the TIA, the Sunday peak hour parking demand for the use would be 210 parking spaces. The site plan proposes 244 parking spaces on-site. Additionally, the Applicant is pursuing off-site shared parking agreements with other manufacturing uses in the vicinity to provide overflow parking for high attendance events. As of the public hearing, one reciprocal parking lease had been negotiated providing an additional 133 parking stalls. *Exhibit 1, Attachment 11; Exhibit 1, Attachment 17.*
12. The subject property was previously owned by TIM Technologies Inc., which operated a printed circuit board manufacturing facility on-site until August 2009. In January 2009, a cupric chloride release was discovered on-site, leading to soil and groundwater investigation. Copper contamination was discovered in site soils and groundwater. The site was remediated and is subject to ongoing groundwater monitoring pursuant to the Washington State Department of Ecology (DOE) Voluntary Cleanup Program. *Exhibit 1, Attachment 12, Appendix I.*
13. The Applicant submitted a professionally prepared critical areas study of the site. The site does not contain erosion or landslide hazard areas, fish and wildlife habitat, wetlands, or other surface waters. It is not within a floodplain. The site is located in an identified seismic hazard area, a critical aquifer recharge area, and within the City's mapped wellhead protection zone 3. *Exhibit 1, Attachment 12, pages 8, 3-1.*
14. In its present state, stormwater sheet flows to on-site catch basins and is conveyed via pipe to existing infiltration systems. The western parcel flows to a system along the west property line and the eastern parcel flows to an existing system under pavement in the northeast portion of that lot. The existing systems are failing, most likely due to sedimentation. *Exhibit 1, Attachment 12.*
15. Pursuant to regulations in effect at the time of application, the City does not allow stormwater infiltration within wellhead protection zones without enhanced water quality

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<sup>3</sup> Inbound and outbound traffic generated by the proposed church would not fall within a single hour, known as the Sunday peak hour. However, in order to conservatively assess the project's impacts, the TIA combined new inbound and outbound trips to arrive at the 610 new trip number. *Exhibit 1, Attachment 11, page 1.*

treatment. The proposed replacement stormwater management system would collect and infiltrate runoff from all impervious surfaces through a new system of infiltration trenches. Runoff would be treated in StormFilter catch basins prior to infiltration. City of Redmond Public Works Staff reviewed and conditionally approved the proposed stormwater management plan. Conditions of approval requested include notification of and permission from the DOE Voluntary Cleanup Program to infiltrate stormwater on-site. *Exhibit 1, Attachment 13; Exhibit 1, page 5; Exhibit 3.*

16. Municipal water, sanitary sewer, police, and fire protection currently serve this site. According to the Technical Committee, conversion to church use would not result in development that exceeds the capacity of any public service or facility. *Exhibit 1, page 7.*
17. Development of the site must be consistent with the goals and policies of the City of Redmond Comprehensive Plan. Planning Staff identified the following as applicable Comprehensive Plan goals and policies:

*Framework Policies*

FW-10: Ensure that the land use pattern accommodates carefully planned levels of development, fits with existing uses, safeguards the environment, reduces sprawl, promotes efficient use of land and provision of services and facilities, encourages an appropriate mix of housing and jobs, and helps maintain Redmond's sense of community and character.

*Land Use Policies*

LU-3 Allow new development only where adequate public facilities and services can be provided.

LU-10 Promote compatibility between land uses by minimizing adverse impacts on the lower intensity or more sensitive uses.

LU-14 Encourage the provision of needed facilities that serve the general public, such as facilities for education, libraries, parks, cultural and recreational facilities, police and fire, transportation and utilities. Ensure that these facilities are located in a manner that is compatible with the City's preferred land use pattern.

*Exhibit 1, Attachment 16; Johnson Testimony.*

18. The Applicants conducted a neighborhood meeting on July 13, 2011, to provide information and answer questions from any concerns neighbors. No neighbors attended. *Johnson Testimony; Exhibit 1, Attachment 6.*
19. The City of Redmond assumed lead agency status for review of the project pursuant to the Statement Environmental Policy Act (SEPA). Upon review of the application materials and a completed environmental checklist, the City issued a determination of non-significance (DNS) on June 2, 2011 with a 14-day comment period. No comments

were submitted. The determination became final on July 1, 2011. *Exhibit 1, page 4; Exhibit 1, Attachments 7 and 8.*

20. On July 11, 2011, notice of public hearing was posted on-site and at various City government locations, published in The Seattle Times, and mailed to owners of property within 500 feet of the site and to individuals who commented on the application. *Exhibit 1, pages 3-4; Exhibit 1, Attachment 9.* The City received no public comment on the proposal. *Johnson Testimony.*
21. The Technical Committee asked that the Hearing Examiner recommend approval of the Evangelical Chinese Church permit based on conditions that would ensure compliance with various applicable development standards. Review for compliance with specific guidelines and regulations would be ensured through building permit review. *Exhibit 1, pages 7 - 13; Johnson Testimony.*

## **CONCLUSIONS**

### Jurisdiction:

Pursuant to RCDC 20F.30.45-100, the Hearing Examiner has jurisdiction to hear a conditional use permit request and make a recommendation to the Redmond City Council for approval, approval with conditions, or denial of the application.

### Criteria for Review:

Pursuant to RCDG 20F.40.40-040, requests for conditional use permits may be approved, or approved with conditions, if the Applicant provides sufficient evidence to demonstrate compliance with the following criteria:

1. The conditional use is consistent with the Redmond Community Development Guide, which includes the Comprehensive Plan.
2. The conditional use is designed in a manner that is compatible with and responds to the existing or intended character, appearance, quality of development, and physical characteristics of the subject property and immediate vicinity.
3. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties.
4. The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses shall be examined to determine if there are unusual hazards or characteristics of the use that would have adverse impacts.
5. Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title.

6. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.
7. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities.
8. If applicable, the application must also conform to the standards established in Chapter 20D.170 RCDG, Special Uses.

Conclusions Based on Findings:

1. As conditioned, the proposed conversion to a church use would be consistent with the Redmond Community Development Guide and the Comprehensive Plan. Churches are allowed in the MP zone, subject to review. The recommended conditions of approval would ensure compliance with applicable standards. The proposal would reduce traffic impacts, increase water treatment within the wellhead protection zone, and provide needed community services. *Findings 3, 4, 5, 10, 14, 15, and 17.*
2. The proposal would not structurally alter the existing buildings, which are compatible in their present condition with surrounding existing and permitted development. The project's increase on-site parking, landscaping, and frontage improvements would contribute to the subject property's compatibility with other properties in the vicinity. The increase in Sunday traffic would not adversely impact area roads and intersections, while the reduction in weekday traffic would benefit surrounding uses. *Findings 5, 6, 8, 10, and 11.*
3. No exterior modifications to the structures are proposed. The anticipated alteration in traffic patterns would reduce existing congestion, benefiting neighborhood circulation. The proposed landscaping would comply with the City's Type II standard. *Findings 5, 6, 8, and 10.*
4. The proposal would increase Sunday use of the site, while reducing weekday use of the site. With conditions, the Sunday services and educational offerings, together with weekday office hours for up to 10 staff members, would not adversely affect surrounding existing or permitted uses. Adequate parking would be provided on-site for regular church events. Off-site shared parking arrangements would ensure that overflow parking during special events would not adversely impact other uses in the vicinity. The proposal was reviewed for compliance with the requirements of SEPA and a DNS was issued. *Findings 5, 10, 11, and 19.*
5. No modifications to standards were requested or granted. *Finding 7.*

6. No vehicular or pedestrian traffic conflicts would result from the proposal. *Findings 10 and 11.*
7. Approval of the conversion to church use would not adversely affect public services to the surrounding area. *Finding 16.*
8. The record contains no evidence that the proposal would fail to comply with any of the special use requirements established in RCDG Chapter 20D.170. The proposal 244 parking spaces on-site would exceed the minimum number required by code. The proposal is supported by a traffic impact study that was reviewed and accepted by the City. A condition of approval would ensure that a transportation management plan is submitted and accepted by the City prior to certificate of occupancy. Conditions would ensure that parking lot and other site lighting would be reviewed during building permit review for compliance with the approved conceptual lighting plan and City standards. *Findings 5, 10, and 11.*

**RECOMMENDATION**

Based on the preceding findings and conclusions, the request for approval of a conditional use permit to allow conversion of two manufacturing warehouse buildings into a church at 17460 and 17360 NE 67th Court in Redmond, Washington **SHOULD BE APPROVED**, subject to the following conditions:

**A. Site Specific Conditions of Approval**

The following table identifies those materials that are approved with conditions as part of this decision. The “Date Received” is the date that is stamped as “Received” by the Development Services Center.

<b>Item</b>	<b>Date Received</b>	<b>Notes</b>
Plan Set, [pages C1.0 – 1.1; C2.0 – 2.2; C3.0 - 3.4; C4.0 – 4.2; C5.0 – 5.5; FP1.1 – 1.2; L1.1 – 1.3 A2.201 – 2.202 A3.201 – 3.203 SE1]	03/29/11	<i>and as conditioned herein.</i>
SEPA Checklist	03/29/11	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 06/02/2011.</i>
Conceptual Landscaping Plan [pages L1.1 – 1.3]	03/29/11	<i>and as conditioned herein.</i>

Conceptual Lighting Plan [SE1]	03/29/11	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	03/29/11	<i>and as conditioned herein.</i>
Traffic Mitigation Plan	03/29/11	<i>and as conditioned herein.</i>
Stormwater Design	03/29/11	<i>and as conditioned herein.</i>

**The following conditions shall be reflected on the Civil Construction Drawings, unless otherwise noted:**

**1. Public Works Transportation and Engineering**

**Reviewer: Kurt Seemann, Senior Engineer**

**Phone: 425-556-2881**

**Email: kseemann@redmond.gov**

- a. Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of construction drawing review and finalized for recording prior to issuance of the construction drawings. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.
  - i. Easements are required as follows:
    - (a) 10-foot wide sidewalk easement, granted to the City of Redmond, along all right-of-way including NE 67<sup>th</sup> Court.
    - (b) 10-foot wide utility easement, granted to the City of Redmond, along all right-of-way including NE 67<sup>th</sup> Court.
    - (c) At the time of construction, additional easements may be required to accommodate the improvements as constructed.
  
- b. Construction Restoration.** In order to mitigate damage due to trenching and other work on NE 67<sup>th</sup> Court, the asphalt street shall be planed, overlaid, and/or patched, as determined by the Public Works Development Services Division.  
(Code Authority: RMC 12.08; Redmond Standard Specifications and Details)
  
- c. Street Frontage Improvements**
  - i. The frontage along NE 67<sup>th</sup> Court must meet current City Standards which include constructing a 5-foot wide concrete sidewalk, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications.  
(Code Authority: RCDG 20D.210.20; 20D.220.20-070; 20D.210.30; RMC 12.12; RCDG Appendix 20D-3)
  
- d. Access**

The type and location of the proposed site accesses are approved as shown on the

EEC Redmond site plan prepared by Dowl HKM on September 21, 2010.

(Code Authority: RCDG 20D.210.20-080; Appendix 20D-3)

- e. **Underground Utilities.** All existing aerial utilities shall be converted to underground along the street frontages and within the development. All new utilities serving the development shall be placed underground.

(Code Authority: RCDG 20D.220.10)

- f. **Street Lighting.** Illumination of the street(s) along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights may be required to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Paul Cho, Transportation Operations at (425) 556-2751 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at:

**http://** <http://www.redmond.gov/cms/one.aspx?objectId=2873&contextId=169>

(Code Authority: RCDG 20D.210.20-090; Appendix 20D-3)

## 2. **Public Works – Stormwater/Clearing and Grading**

**Reviewer: Lisa Rigg, P.E., Senior Engineer**

**Phone: 425-556-2758**

**Email: lrigg@redmond.gov**

### a. **Water Quantity Control:**

- i. Stormwater quantity control shall be in accordance with the previously approved Special Use Permit.

(Code Authority: RMC 15.24.080)

### b. **Water Quality Control**

- i. Stormwater quality control shall be in accordance with the previously approved Special Use Permit.

(Code Authority: RMC 15.24.080(2)(d))

## 3. **Public Works – Water and Sewer**

**Reviewer: Jim Streit, P.E., Sr. Utility Engineer**

**Phone: 425-556-2844**

**Email: jstreit@redmond.gov**

- a. **Water Service.** This building will use the existing water service. The single check valve assembly on the fire supply system shall be replaced with a code compliant

double check.  
(Code Authority: RCDG 20D.220.020)

- b. Sewer Service.** This building will use the existing sanitary service; no revisions are required.  
(Code Authority: RCDG 20D.220.020)

**4. Fire Department**

**Reviewer: Rich Gieseke, Deputy Fire Marshal**  
**Phone: 425-556-2204**  
**Email: [rgieseke@redmond.gov](mailto:rgieseke@redmond.gov)**

The current submittal is generally adequate for Site Plan Entitlement Approval, but does not fully represent compliance with all requirements. The following conditions are integral to Entitlement Approval and shall be complied with in Civil Drawings, Building Permit Submittals, Fire Code Permit submittal, and/or other applicable processes:

- a. Site Plan Condition:**  
All required fire access roads shall be installed, properly marked and approved prior to occupancy of the building. All hydrants serving this project shall be equipped with Storz connectors per City Standards. All vaults or other constructed items located within the required fire access shall be capable of supporting the imposed weights of fire apparatus.  
(Code Authority: RCDG Appendix 20D-3, RFD Standards, RFDD&CG)
- b. Fire Code Permit:**  
Construction permits will be required to modify the structure including any fire alarm, detection or suppression systems. International Fire Code Permits are required to construct or operate a place of assembly; such permits shall be reviewed and approved prior to the operation of any such activity.  
(Code Authority: RMC 15.06; RCDG Appendix 20D-3, RFD Standards, RFDD&CG)

**5. Planning Department**

**Reviewer: Thara Johnson, Associate Planner**  
**Phone: 425-556-2470**  
**Email: [tmjohnson@redmond.gov](mailto:tmjohnson@redmond.gov)**

- a. Tree Preservation Plan.** A Tree Preservation Plan depicting all significant and landmark trees required to be preserved as part of the site development must be provided with the civil construction drawings. A plan showing the location of preserved trees and containing protection language approved by the City shall be shown on the face of the deed or similar document and shall be recorded with the King County Department of Records and Elections.  
(Code Authority: RCDG 20D.80.20-070(4)(b))

- b. Transportation Management Plan.** A Transportation Plan shall be submitted and approved by the City's Transportation Demand Management Division prior to civil construction drawing approval.  
(Code Authority: RCDG 20D.210.15)
- c. Cooperative Parking Agreement.** A Cooperative Parking Agreement must be submitted and approved prior issuance of any building permits for this project.  
(Code Authority: RCDG 20D.130.10-040)
- d. Waste Management Approval.** The approved site plan and garbage/recycling enclosure detail must be submitted to Waste Management for review and approval. An approval letter from Waste Management must be submitted to the Planning Department prior to approval any associated building permit.  
(Code Authority: RCDG 20D.120.40; RCDG 20D.80.10-080)

**B. Compliance with City of Redmond Codes and Standards**

This approval is subject to all applicable City of Redmond codes and standards, including the following:

**Transportation and Engineering**

RCDG 20D.100:	Noise Standards
RCDG 20D.210:	Transportation Standards
RCDG 20D.130.10-030:	Design Requirements for Parking Facilities
RCDG 20D.220:	Utility Standards
RMC 12.08:	Street Repairs, Improvements & Alterations
RMC 12.12:	Required Improvements for Buildings and Development
RCDG 20F.10.50-090(4):	Nonconforming Landscaping and Pedestrian System Area
RCDG 20F.20.50:	Site Construction Drawing Review
RCDG 20F.20.60-050:	Preconstruction Conference
RCDG 20F.30.60-060:	Performance Assurance
RCDG 20F.40.40	Conditional Use
RCDG Appendix 20D-3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Record Drawing Requirements, Version 10-2005 (2005)
City of Redmond:	Standard Specifications and Details (current edition)

**Water and Sewer**

RMC 13.04:	Sewage and Drainage
RMC 13.08:	Installing and Connecting Water Service
RMC 13.10:	Cross-Connection and Backflow Prevention

RCDG 20D.220.20:	Adequate Public Facilities and Services Required
RCDG 20F.40.40	Conditional Use
RCDG Appendix 20D-4:	Design Requirements for Water and Wastewater System Extensions
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Design Requirements: Water and Wastewater System Extensions - January 2000.

### **Stormwater/Clearing and Grading**

RMC 15.24:	Clearing, Grading, and Storm Water Management
RCDG 20D.80.10-150(8):	Planting Standards
RCDG 20D.140.10:	Critical Areas
RCDG 20D.140.40:	Frequently Flooded Areas
RCDG 20D.140.50:	Critical Aquifer Recharge Areas
RCDG 20D.140.60:	Geologically Hazardous Areas
RCDG 20F.40.40	Conditional Use
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Stormwater Technical Notebook, Issue No. 5 (2007)
Department of Ecology:	Stormwater Management Manual for Western Washington (revised 2005)

### **Fire**

RMC 15.06:	Fire Code
RCDG Appendix 20D-3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Fire Department Design and Construction Guide 5/6/97
City of Redmond:	Fire Department Standards

### **Planning**

RCDG 20C.60:	Business Park, Manufacturing & Industry
RCDG 20D.40:	Design Standards
RCDG 20D.60	Impact Fees
RCDG 20D.80:	Landscaping and Tree Protection
RCDG 20D.90:	Exterior Lighting Standards
RCDG 20D.100:	Noise Standards
RCDG 20D.120:	Outdoor Storage and Service Areas
RCDG 20D.130:	Parking Standards
RCDG 20D.160:	Signs
RCDG 20D.230	Transition Area Overlay Areas
RCDG 20D.240:	Transit Supportive Development
RCDG 20F.40.40	Conditional Use

**Building**

2006 International Building Codes (IBCs)  
2006 Uniform Plumbing Code  
2006 International Residential Code (IRC)

**RECOMMENDED** August 15, 2011.

By:



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Sharon A. Rice  
City of Redmond Hearing Examiner