

**TECHNICAL COMMITTEE REPORT
TO THE HEARING EXAMINER**

Project Name: Redmond 13

Location: 11069 172nd Avenue NE, Redmond 98053
Parcel Number: 3626059098

Project File Number: PR-2017-01851

Project Description: 13 single-family residential lots located in an R-4 (Single-Family Urban Residential) zone.

File Numbers: LAND-2018-00627 – Preliminary Plat
SEPA-2019-01225 – SEPA DNS
PR-2017-01851

Applicant: Mr. Justin Lagers
RMJ Holdings, LLC
9675 SE 36th Street, Suite 105
Mercer Island, WA 98040

Applicant's Representative: Mr. Justin Lagers
RMJ Holdings, LLC
9675 SE 36th Street, Suite 105
Mercer Island, WA 98040

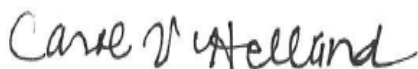
Planner: Ben Sticka, Senior Planner

Decisions Included: Preliminary Plat/Type III (RZC 21.76.050.H)

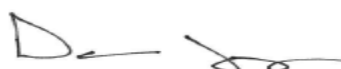
Recommendation: **Approval with Conditions**

Public Hearing Date: April 6, 2020

Conclusion in Support of Recommendation: The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code (RZC), Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).



CAROL HELLAND, Director
Planning and Community Development
Department



DAVID JUAREZ, Director
Public Works Department

Project Review Authority and Procedures

The City of Redmond **Technical Committee** is comprised of staff from different departments and disciplines who analyze project applications for compliance with City Codes and Regulations. Based on this analysis, **the Technical Committee** provides responses, conclusions, and recommendations (in the form of this report) to the **Hearing Examiner**. The **Hearing Examiner** will conduct a public hearing to review the **Technical Committee's** analysis and recommendations on the Preliminary Plat/Type III. And receive public testimony regarding the proposal. Based upon the **Technical Committee's** recommendations and testimony received at the public hearing, the **Hearing Examiner** will make the final decision to approve, approve with conditions, or deny LAND-2018-00627, Redmond 13 - Preliminary Plat/Type III.

Coordinated Civil Review Process. This process will include review and approval of construction and landscape drawings, as well as collection of performance bonds and Development Engineering review and inspection fees. Construction drawings must be submitted per the *Civil Drawing Checklist* and the Notice of Decision Conditions of Approval; and reviewed and approved by all applicable divisions of Development Services. The *Civil Drawing Checklist* can be found at <http://www.redmond.gov/common/pages/UserFile.aspx?fileId=141912> . A Coordinated Civil Kick-Off meeting is highly recommended to provide guidance prior to submitting for review of your civil construction drawings. For information regarding a Coordinated Civil Kick-off meeting, please contact Andrew Steele, Senior Stormwater Engineer at 425.556.2706 or asteel@redmond.gov.

Building Permit Review Process. You may be required to obtain one or more building permits for your project. Building permits can be submitted at any time, but cannot be issued prior to Civil Construction Review approval. Please note that permits are required to demolish as well as construct buildings on the site. Additionally, separate building permits may be required for other structures on the site including, but not limited to rockeries and retaining walls over 4 feet in height, and stormwater detention vaults. Fire, Parks, School, and Transportation Impact Fees, as appropriate, and stormwater Capital Facilities Charges will be collected at the time of building permit issuance.

Building permit submittal requirements, applicable codes, and intake and issuance fees are available on the City's website at: www.redmond.gov/DSC. Impact fee information can be found at: www.redmond.gov/permitfees

Stormwater Capital Facilities Charges can be found at: www.redmond.gov/permitfees in the document *Development Engineering Fees Schedule*

Key Dates

Application/Completeness Date: June 21, 2018
Neighborhood Meeting: October 15, 2019
Notice of Application: December 31, 2019
SEPA Determination of Non-Significance Issued: ~~March 11, 2020~~ **“Revised March 13, 2020”**
Technical Committee Recommendation: March 11, 2020
Public Hearing Date: April 6, 2020

Report Attachments

Attachment 1	Determination of Completeness
Attachment 2	General Application
Attachment 3	SEPA Application Form DNS Certificate of Posting
Attachment 4	Vicinity Map
Attachment 5	Plan Set
Attachment 6	Notice of Application Certificate of Public Notice and Public Notice Site Plan
Attachment 7	Neighborhood Meeting Notice
Attachment 8	Public Comments
Attachment 9	SEPA Checklist
Attachment 10	Stormwater Report
Attachment 11	Traffic Study
Attachment 12	Critical Area Report
Attachment 13	Geotechnical Report
Attachment 14	Notice of Public Hearing and Certificates of Posting
Attachment 15	Arborist Report
Attachment 16	Tree Exception Letters

Technical Committee Analysis

I. Proposal Summary

The proposal is for a 13-lot subdivision in the North Redmond Neighborhood. The subdivision includes one (1) affordable housing unit that is being provided as required pursuant to RZC 21.20.030.C. The affordable unit will be located on lot six 6.

II. Site Description and Context

The project is located within the North Redmond Neighborhood and zoned R-4 (Single-Family Urban Residential) zone.

Adjacent	Existing Land Use	Zone
North	Single-Family Residential	R-4 (Single-Family Urban Residential) zone
South	Single-Family Residential	R-4 (Single-Family Urban Residential) zone
East	Single-Family Residential	R-4 (Single-Family Urban Residential) zone
West	Right-of-Way (172 nd Avenue NE) and Single-Family Residential	R-4 (Single-Family Urban Residential) zone

Lot and Tract Table

Lot	Area (SF)	Lot	Area (SF)
1	6,449 SF	12	6,908 SF
2	6,515 SF	13	6,576 SF
3	6,513 SF	Average Area (SF)	7,637 (SF)
4	6,560 SF		
5	13,344 SF		
6	4,877 SF		
7	10,166 SF		
8	5,840 SF	Tracts: A, B, C, & D	1,062/7,641/3,964/2,108
9	11,678 SF	Open Space	22,317 (SF)
10	6,982 SF		
11	6,875 SF		

III. Site Requirements

The site is located within the R-4 (Single-Family Urban Residential) zoning district. The site requirements listed in (RZC 21.08.060) for this district are:

R-4 (Single-Family Urban Residential) Zoning Requirements		
	Requirement	Proposed
Average Lot Size:	7,000 SF	Complies at 7,637 SF
Minimum Lot Width Circle:	40 feet	Complies at 40 feet
Minimum Lot Frontage:	20 feet	Complies at 20 feet
Front Setback:	15 feet	Complies at 15 feet
Side/Interior Setback:	5 feet/10 feet	Complies at 5 feet/10 feet
Side Street Setback:	15 feet	Complies at 15 feet
Rear Setback:	10 feet	Complies at 10 feet
Minimum Building Separation	10 feet	Complies at 10 feet

Maximum Lot Coverage (for structures):	35 percent	Complies at 35 percent
Maximum Impervious Surface Area:	60 percent	Complies at 44 percent
Minimum Open Space:	20 percent	Complies at 23 percent
Maximum Height of Structures:	35 feet	Complies at 35 feet

Conclusion: The proposal complies with all site requirements for the R-4 (Single-Family Urban Residential) zone. The proposed lots comply, as their average lot size (7,637 square feet) is above the minimum required average lot size (7,000 square feet). Additionally, the application also complies with the minimum dimensional requirements. The individual single-family homes will be reviewed and verified for compliance during the building permit application review.

IV. Residential Architectural, Site and Landscape Design Standards

Variety and Visual Interest in Building and Site Design				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Variety in Building Design			X
	Variety in Site Design			X
Building Orientation				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Garage Placement			X
	Garage Doors			X
	Transition Area			X
Building Character, Proportionality and Massing				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Modulation and Articulation			X
	Consideration of Site Conditions	X		
	Open Space	X		
Landscaping				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Landscaping Plan	X		
	Landscape Transition	X		
	Stormwater Detention	X		
Streets and Pathways				

Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Design Criteria	X		

V. Neighborhood Regulations

The site is located within the North Redmond Neighborhood. The following table shows the project’s compliance with the applicable neighborhood regulations.

Neighborhood: North Redmond				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Location Criteria	X		
	Building Height			X
	Low Impact Development			X
	Tree Preservation	X		
	Vegetation for Common Areas		X	
	Street Trees		X	
	Vegetated Treatments		X	
	Multiplex Housing	N/A		
	Density	X		
	Minimum lot size and lot division	X		
	Design	X		
	Affordable housing	X		

Finding: The proposal complies with all neighborhood regulations for the North Redmond Neighborhood (Attachment 5, Site Plan). Building related dimensional requirements will be reviewed and verified for compliance during the building permit application review.

VI. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

Notice of Application: The Notice of Application for this proposal was published on December 31, 2019. The notice was posted at City Hall, the Redmond Regional Library, and two (2) notice signs were posted on the property. Notice was also mailed to property owners within 500 feet of the site (Attachment 6, Notice of Application Certificate of Public Notice and Public Notice Site Plan).

Public Input: During the public comment period for the Notice of Application, the City received one (1) written comment (Attachment 8, Public Comments).

The comment expressed the following question and staff provided response as shown below:

- On January 6, 2020 staff received a comment from Mr. Stuart O’Brochta who asked to be notified when his fence is to be removed and replaced in conjunction with the proposed plat.
- On January 7, 2020 staff replied to both the applicant Mr. Justin Lagers and Mr. O’Brochta that the removal of the fence would be coordinated with the applicant during the Coordinated Civil Review process and during the construction of the plat.

Notice of Public Hearing: The Notice of Public Hearing for this project was posted at the site, at City Hall, and at the Redmond Regional Library on March 16, 2020. The notice was also mailed to property owners within 500 feet of the site and to individuals who provided written correspondence to the City on the same date. The notice was also included in a one-time newspaper publication (Attachment 14, Notice of Public Hearing and Certificates of Posting).

IV. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment as a result of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project. City of Redmond Codes and regulations; including those contained within the Zoning Code, Streets and Sidewalks, Water and Sewer and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Non-Significance (DNS) was issued for this project on ~~March 11, 2020~~ **“Revised March 13, 2020”** (Attachment 3, SEPA Application Form DNS Certificate of Posting and Attachment 9, SEPA Checklist).

V. Compliance with Development Regulations

A. Landscaping

The Redmond Zoning Code (RZC 21.08.180) requires that for new subdivisions, landscaping shall be provided along the perimeter of the site that incorporates native vegetation and softens the transition between new and existing dwelling units when the new dwellings are adjacent to lots within existing dwellings or the dwellings can be viewed from public streets or park areas.

Finding: The proposal includes perimeter landscaping, along the perimeter of the site, which is adjacent to both R-4 (Single-Family Urban Residential) zoned property and the existing right-of-way (172nd Avenue NE). The project will

provide the required transition landscaping and therefore complies as required pursuant to RZC 21.08.180.

B. Tree Protection

The Redmond Zoning Code (RZC 21.72) requires that 35 percent of all healthy significant trees and all healthy landmark trees be retained. Landmark trees are those trees that are greater than 30-inches measured in diameter at breast height. Significant trees are those trees that are between six-inches and 30-inches in diameter at breast height.

Finding: There are 61 significant trees (6-inches to 30-inches DBH) and 16 landmark trees (over 30-inches DBH) currently on-site for a total of 77 trees. The proposal includes the removal of 50 trees, 10 landmark and 40 significant trees. On November 27, 2019 the applicant submitted separate tree exception requests for the 10-landmark trees on-site as required per RZC 21.72.090. The 10 landmark trees were approved by the administrator as part of the recommendation of the Technical Committee on March 11, 2020.

The applicant is required to replace all landmark trees at a ratio of 3:1 and the significant trees at a ratio of 1:1 per RZC 21.72.090.B.2. A total of 70 replacement trees are proposed to be planted on-site (Attachment 5, Plan Set). The applicant is retaining 35.1 percent of the total trees on-site, which exceeds the required 35 percent tree retention requirement (Attachment 15, Arborist Report and Attachment 5, Plan Set), thereby, complying with minimum tree retention requirements.

C. Critical Areas

Redmond Zoning Code (21.64) contains standards, guidelines, criteria, and requirements intended to identify, analyze, preserve, and mitigate potential impacts to the City's critical areas and to enhance and restore degraded resources such as; wetlands, riparian stream corridors or habitat, where possible.

Finding: A report was prepared by Sewall Wetland Consulting, Inc. on October 31, 2019 (Attachment 12, Critical Areas Report) which confirms that there are no wetlands, streams or buffers on the site. There is no unique or species habitat on the site, nor is the site utilized by any unique, or state or federally listed species. The site has a low functioning forest remnant with little habitat function or use. Therefore, the project has demonstrated compliance with RZC 21.64.

D. Open Space

The Open Space requirements of RZC 21.08.170.L2.a applies when a project proposes lot-by-lot compliance. Where the minimum open space requirement is

met on a lot-by-lot basis, open space shall consist of a contiguous area of natural vegetation, landscaping, or recreation and may include front or backyard areas. The chart below demonstrates that minimum open space requirements are met on both lot-by-lot and development wide open space.

Lot by Lot Open Space Table		
Lot # & Lot Size (SF)	20% Required (SF)	As Proposed (SF)
1 – 6,449	20% - 1,290	21% - 1,375
2 – 6,515	20% - 1,303	21% - 1,375
3 – 6,513	20% - 1,303	21% - 1,375
4 – 6,560	20% - 1,312	21% - 1,375
5 – 13,344	20% - 2,669	22% - 2,949
6 – 4,877	20% - 975	26% - 1,250
7 – 10,166	20% - 2,033	21% - 2,153
8 – 5,840	20% - 1,168	25% - 1,440
9 – 11,678	20% - 2,336	22% - 2,600
10 – 6,982	20% - 1,396	24% - 1,650
11 – 6,875	20% - 1,375	24% - 1,650
12 – 6,908	20% - 1,382	24% - 1,625
13 – 6,576	20% - 1,315	23% - 1,500
Total: 99,283	19,857	22,317
Avg: 7,637		
<ul style="list-style-type: none"> • Minimum average lot size is 7,000 s.f. per RZC 21.08.060B 		

Finding: The applicant has demonstrated compliance with open space requirements pursuant to RZC 21.08.170.L2.a.

E. Affordable Housing

The Affordable Housing requirements outlined in RZC 21.20.030.C apply to all new single-family dwelling units within the North Redmond neighborhood. Affordable is defined as 80 percent of the area median income (AMI) per RZC 21.78. The required number of affordable housing units on this site is 10 percent of the proposed 13 units or one (1) unit as calculated pursuant to RZC 21.20.030.F.

Finding: The project proposes one (1) affordable housing unit to be located on lot 6, which demonstrates compliance with the Affordable Housing requirements in RZC 21.20.030.F.

F. Transportation

The development will provide frontage improvements along 172nd Avenue NE and along “Road A” (public street), including required pavement width and depth, streetlights, ADA curb ramps, vertical curbs, planters and sidewalks

(Attachment 5, Plan Set). In addition, the development is also required to provide right-of-way dedication for “Road A”, sidewalk and utility easement along NE 172nd Avenue NE and along “Road A”, and a 20-foot wide access easement within “Tract B” with a portion of that for the connector trail. These frontage improvements meet the street standards stated in RZC Appendix 2.

G. Stormwater

The project is comprised of approximately three (3) acres and proposes to create a total of 13 lots. All surface water runoff from on-site impervious surfaces will be collected and conveyed to the proposed public combination detention and wet vault to meet both the flow control and water quality requirements. The discharge from the public vault will be tied to the existing public conveyance system in the adjacent Hawthorne Lane plat.

H. Utilities

The water main extension from 172nd Ave and sewer main extension from the existing sewer manhole 4D1SMH135 at Hawthorne Lane Development will meet current City of Redmond Design Requirements Water & Wastewater System Extensions (2019) and City of Redmond Special Specifications (2019).

VI. Criteria Applicable to all Land Use Permits:

Proposed land use actions within the city must comply with the criteria listed in (RZC 21.76.070.B.3.a). These criteria are applicable to all land use permits to ensure overall consistency between proposed land use permits, applicable regulations, and the Comprehensive Plan. Staff’s analysis of whether the proposal meets the decision criteria is below.

1. A proposed project’s consistency with the City’s development regulations shall be determined by consideration of:
 - a. The type of land use;
 - b. The level of development, such as units per acre or other measures of density;
 - c. Availability of infrastructure, including public facilities and services needed to serve the development; and
 - d. The character of the development, such as development standards.

Staff Response: The proposed single-family home development is consistent with the land use envisioned for and allowed in the R-4 (Single-Family Urban) zone. The proposed 13-lots, including one affordable home, is consistent with the density of development allowed within the R-4 (Single-Family Urban) zone and will be adequately served by existing right-of-way (172nd Avenue NE) and new connections to existing utility services. The development is conditioned

to be constructed consistent with adopted design standards and will be required to demonstrate compliance at the time of building permit review. Additionally, the proposed project demonstrates full compliance with all decision criteria for a Preliminary Plat as enumerated below.

2. Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:
 - a. The Comprehensive Plan, RZC 21.02, *Preface*, RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*, and the Appendices that carry out these titles;
 - b. The provisions of RMC Title 15, *Buildings and Construction*, that affect building location and general site design;
 - c. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
 - d. RZC Article VI, *Review Procedures*, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a.ii.B and B.3.a.ii.C of this section;
 - e. Both within and outside the Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

Staff Response: The proposed project meets each of the criteria above and has been reviewed against the preliminary plat decision criteria. The Redmond 13 proposal was reviewed for consistency with the Comprehensive Plan to confirm the proposed new development is consistent with citywide and applicable neighborhood goals of the North Redmond Neighborhood. The project has demonstrated compliance with all Article I Zone Based Regulations applicable for the R-4 (Single-Family Urban Residential) zone and those adopted in Article II, Citywide Regulations. Compliance with all provisions of RMC Title 15 is required at time of Building Permit review and issuance for all structures associated with the project. Therefore, a Determination of Non-Significance (DNS) was issued for this project on March 11, 2020. All required internal technical review and public notice for the project has been complete and confirmed to be in compliance with Article VI, Review Procedures and will be heard by the Hearing Examiner as the final step of the application review process. The Technical Committee has recommended conditions of approval (Section VII), reducing adverse impacts on other properties and ensuring consistency with the policies of the Comprehensive Plan.

3. Preliminary Plat Type III Decision Criteria:

Each proposed subdivision shall be reviewed to insure compliance with (RZC 21.74.030.B):

1. The proposal conforms to the goals, policies and plans set forth in Redmond Comprehensive Plan.

Response: The proposed Redmond 13 subdivision is located within the North Redmond Neighborhood, as identified in the Redmond Comprehensive Plan Map.

NP-1. The applicable Citywide and Neighborhood specific Comprehensive Plan policies are met by this proposal.

HO-37 Provide incentives and bonuses intended to minimize or eliminate any additional costs to the developer/builder associated with providing housing that is affordable to low- and moderate- income households.	<i>The project proposes a total of 13 dwelling units of which, one (1) is an affordable housing unit, to be located on lot six, this is consistent with RZC 21.20 and 21.78.</i>
HO-15 Ensure that new development is consistent with citywide and applicable neighborhood goals and policies, including but not limited to sustainable site standards, landscaping requirements, building design guidelines and affordability.	<i>The applicant's proposal meets all applicable zoning Code requirements including, but not limited to the following: site standards, infrastructure standards, affordable housing and environmental policies as outlined within this report.</i>
LU-6 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.	<i>The proposed project is located on a site that contains an existing 1,220 square-foot workshop building that is planned to be demolished. The proposed project will adhere to R-4 (Single-Family Urban Residential) zoning regulations. Additionally, the project is adjacent to residential zones on the north, east and south sides, which are all R-4 (Single-Family Urban Residential) zones. The applicant will continue to demonstrate compliance with height and design throughout the building permit process.</i>
LU-3 Allow new development only where adequate public facilities and services can be provided.	<i>The proposed project has access to all necessary public facilities and will be constructing a new storm retention vault on-site.</i>
LU-28 Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the city, including low- and moderate density single-family to high-density residential neighborhoods.	<i>Residential Development and Architectural, Site and Landscaping Design Regulations outlined in RZC 21.08.180, as well as the R-4 (Single-Family Urban Residential) zone and North Redmond Neighborhood regulations stipulate the design criteria in the City of Redmond. The Redmond 13 plat proposal will incorporate moderate density with a range of housing sizes.</i>

1. The proposal conforms to the site requirements set forth in (RZC 21.08.170.B) (Residential Zone Summaries).

Response: The proposal conforms to the site requirements set forth in RZC 21.08.170(B). See Section III of this report.

2. The proposal conforms to the requirements of this section and those set forth in (RZC 21.74 & RZC 21.76), and submittal requirements on file in the Planning Department.

Response: The proposal conforms to the applicable subdivision regulations and procedures (RZC 21.74.030.B & 21.76.050). The subdivision application was deemed complete on June 21, 2018 and fulfilled all applicable submittal requirements on file with the Planning Department at the time of submittal.

3. The proposed street system conforms to the City of Redmond Arterial Street Plan and Neighborhood Street Plans and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic.

Response: The proposal conforms to the North Redmond Neighborhood plan within the Comprehensive Plan. The site will take access from a single access point from 172nd Avenue NE. The street layout including their locations and widths provide safe and orderly traffic circulation (Attachment 11, Traffic Study). The proposed development is anticipated to generate approximately 124 new total daily vehicle trips, 10 new trips generated during the AM peak hours and 13 new trips generated during the PM peak hours.

4. The proposed preliminary subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the subdivision.

Response: The proposed preliminary subdivision will be adequately served with City approved water and sewer facilities and other appropriate utilities as demonstrated within (Attachment 5, Plan Set).

5. The proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the subdivision.

Response: The proposed preliminary subdivision will be adequately served with City approved parks, recreation, playgrounds and open space. The proposal sets aside 22,317 square feet of open space whereas 19,857 square feet are required. Additionally, two parks (Smith Woods and Meadow Park) are both located within a half-mile of the subject site, thereby demonstrating compliance with minimum open space standards (Attachment 5, Plan Set).

6. The proposed preliminary subdivision will be adequately served with City approved schools and school grounds appropriate to the nature of the preliminary plat subdivision.

Response: The proposed preliminary subdivision will be conditioned to pay school impact fees at building permit issuance.

7. The proposed preliminary subdivision will be adequately served with City approved sidewalks and safe walking conditions for students who walk to and from school appropriate to the nature of the subdivision.

Response: The proposed subdivision will be served by Albert Einstein Elementary, which is approximately 0.7 miles east of the site. The project is proposing a connector trail from the sidewalk on-site to the Hawthorne Lane development east of the site. Students will use this connector trail to access the walking path that they will follow north to NE 116th Street. From there the students will continue east along NE 116th Street on the south side of the ROW. A fully improved sidewalk exists for the entire south side of the ROW along NE 116th Street. Redmond Middle School is located approximately 1.3 mile southwest at 10055 166th Avenue NE. Finally, Redmond High School is located approximately 0.8 miles south at 17272 NE 104th Street. Bus transportation is provided to all schools at bus stops between 0.01 and 0.30 miles from the development. A safe walk route is available to schools within one mile of the project.

8. The layout of lots, and their size and dimensions take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots.

Response: The lot layout was designed with both the topography and transportation circulation needs in mind.

9. Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected.

Response: The SEPA checklist and Critical Areas Report both provided information related to hazards and limitation to development. The subject site does not contain any critical areas or soil that is geologically unstable.

V. Code Deviations Granted

The Technical Committee has granted the following deviations to the development standards through the authority referenced.

1. **Landmark Tree Removal:** Ten (10) landmark trees were approved by the Administrator as per RZC 21.72.090 in conjunction with the Technical Committees recommendation for the project on March 11, 2020. The project is required to plant 30 replacement trees for a ratio of 3:1. These 30 trees will be planted on-site.

Code Authority: RZC 21.72.090

VI. Conclusions and Recommendations

The Technical Committee has conducted its various reviews on this proposal, including ensuring compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code and State Environmental Policy Act. The Technical Committee is requesting that the Hearing Examiner **approve the Redmond 13 Preliminary Plat (LAND-2018-00627) Type III, subject to conditions** listed in Section VII.

This Preliminary Plat/Type III is vested to the regulations in effect upon the submission of a complete building permit for the proposal unless the building permit is cancelled or expires (RZC 21.76.050.B).

VII. Recommended Conditions of Approval

A. Site Specific Conditions of Approval

The following table identifies those materials that are approved with conditions as part of this decision.

Item	Date Received	Notes
Plan Set	12/19/19	<i>and as conditioned herein.</i>
SEPA Checklist	6/14/20	<i>and as conditioned herein</i>
Conceptual Landscaping Plan	12/19/19	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	12/19/19	<i>and as conditioned herein.</i>
Stormwater Design	12/19/19	<i>and as conditioned herein.</i>

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

Development Engineering - Transportation and Engineering

Reviewer: Min Luo, Senior Engineer

Phone: 425-556-2881

Email: mluo@redmond.gov

a. Easements and Dedications. Easements and dedications shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit. 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) The Applicant and/or Owner is required to work with Puget Sound Energy (PSE) to relinquish the PSE existing easement and relocate the existing PSE power meter and other equipment that are adjacent to 172nd Avenue NE. The PSE easement is required to be relinquished or obtain a written agreement from PSE, prior to the construction civil drawing approval.
- (b) A 10-foot wide sidewalk and utility, granted to the City of Redmond, along all right-of-way on the east side of 172nd Avenue NE.
- (c) A 10-foot wide sidewalk and utility, granted to the City of Redmond, along all right-of-way on the north and south sides of “Road A”, including around the cul-de-sac at the end of “Road A”.
- (d) A 20-foot wide access easement within “Tract B”, granted to the City of Redmond. Portion of the access easement shall be reserved for the connector trail.
- (e) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

ii. Dedications for right-of-way are required as follows:

- (a) New right-of-way lines joining at the intersection of 172nd Avenue NE and “Road A” shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.
- (b) A strip of land 50-feet wide for “Road A” shall be dedicated as right-of-way.
- (c) The entire cul-de-sac with a diameter of 111 feet shall be dedicated as right-of-way.

Code Authority: RZC 21.52.030.G & RMC 12.12

b. Construction Restoration and Street Overlay. In order to mitigate damage due to trenching and other work on 172nd Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, per COR STD 202 or 203. If the Pavement Condition Index (PCI) of the existing pavement is below 70 (as determined by the City’s bi-annual pavement survey), the development shall be required to plane and overlay the half street along the project frontage at a minimum as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Paul Cho at 425-556-2751 if there are questions.

Code Authority: RMC 12.08; Redmond Standard Specifications & Details

c. Street Frontage Improvements

- i. The frontage improvements along 172nd Avenue NE must meet the current City Standards which include asphalt paving 18 feet from ROW centerline to the face of curb with appropriate tapers, type A-1 concrete vertical curb and gutter, five-foot wide planter strip, eight-foot wide concrete sidewalk, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement thickness for the existing and new sections for the streets shall consist of:
- Four-inches HMA Class ½” PG 64-22
 - Five-inches HMA Class ½” PG 64-22
 - Four-inches of 1-1/4” minus crushed rock base course per WSDOT standard spec 9-03.9(3).
 - Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTM D 1557)
 - Street crown 2% sloped to drain system

Code Authority: RZC 21.52.030, 21.17.010, RMC 12.12, RZC 21 Appendix 2; Redmond Standard Specifications & Details

- ii. The frontage and the entire roadway sections improvements for “Road A” must meet the current City Standards, which include asphalt paving 28 feet from face of curb to face of curb with appropriate tapers, type A-1 concrete vertical curb and gutter, five-foot wide planter strip on both sides and five-foot wide concrete sidewalks on the south side of “Road A” and six-foot wide concrete sidewalks on the north side of “Road A”, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:
- Seven-inches HMA Class ½” PG 64-22.
 - Four-inches of 1-1/4-inch minus crushed rock base course per WSDOT standard spec 9-03.9(3).
 - Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTM D 1557).
 - Street crown two-percent sloped to drain system.

Code Authority: RZC 21.52.030, 21.17.010, RMC 12.12 & RZC 21 Appendix 2; Redmond Standard Specifications & Details

- iii. A separate 20 or 40-scale channelization plan may be required for any public street being modified or constructed. The plan shall include the existing and proposed signs, striping and street lighting and signal equipment for all streets adjacent to the site and within at least 150 feet of the site property line (both sides of the street). The plan shall conform to the requirements in the City of

Redmond Standard Specifications and Details Manual. The specific traffic calming location on 172nd Avenue NE shall be designed and approved in the civil construction plan review stage.

Code Authority: RZC 21.52.030.F, RZC 21 Appendix 2, Redmond Standard Specifications & Details RCW 47.24.020

iv. Sidewalks constructed to City standards are required at the following locations:

- An eight-foot concrete sidewalk along east side of 172nd Avenue NE.
- A five-foot concrete sidewalk along south side of “Road A”.
- A six-foot concrete sidewalk along north side of “Road A”.
- A six-foot concrete path for the connector trail within “Tract B”.

Code Authority: RZC 21.10.150, RZC 21.17.010, RZC 21.52.050 & RMC 12.12

d. Access Improvements

i. The type and location of the proposed site accesses are approved as shown on the Redmond 13 site plan prepared by RMJ Holdings, LLC on October 24, 2019.

Code Authority: RZC 21.52.030.E & RZC 21 Appendix 2

ii. Direct access from each individual lot to 172nd Avenue NE will not be permitted. This restriction shall be indicated on the civil construction plans and other final documents.

Code Authority: RZC 21.52.030.E & RZC 21 Appendix 2

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: RZC 21.17.020; RZC 21 Appendix 2 – A.11

f. Hard Surface Connector Trail. A six-foot wide concrete hard surface connector trail with a one-foot shoulder and a two-foot vegetation clear zone on each side is required. The property owners or homeowner association are required to maintain the pathway in a safe and passable conditions. The nonmotorized path needs to meet the ADA requirements.

Code Authority: COR Comprehensive Plan Page 13-78 Map N-NR-5 Redmond Supplemental Connections and Page 46 of Chapter 6 of the PARCC Plan

g. Street Lighting. Illumination of the street(s) along 172nd Avenue NE frontage and along “Road A” must be analyzed to determine if it conforms to the 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 Hidemi Tsuru, Traffic Operations at (425) 556-2749 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at: <https://www.redmond.gov/862/Transportation-Documentation-Library>

Code Authority: RZC 21.52.030.F & RZC 21 Appendix 2

- h. Safe Walking Route(s).** The Redmond Zoning Code requires that safe pedestrian linkages be provided between new developments and existing neighborhoods and public facilities. A safe walk route is available to schools within one-mile of the development. Bus transportation is provided to all schools at bus stops between 0.01 and 0.30 miles from the development.

Code Authority: RCW 58.17.060; RZC 21.17.010.F.2; RZC 21.52.030; RZC 21.74.020.I

Condition Applies: Civil Construction

2. Development Engineering – Water and Sewer

Reviewer: Zheng Lu, Senior Utility Engineer

Phone: 425-556-2844

Email: zlu@redmond.gov

- a. Water Service.** Water service will require a developer extension of the City of Redmond water system as follows:

An eight-inch water main shall be connected to the existing 12-inch ductile iron water main along 172nd Ave NE and extended into the development. Single or double meters shall be installed within planter area behind the curb along the road and cul-de-sac to serve all 13 lots. Two fire hydrants shall be installed, one is in cul-de-sac area and the other one at the west side of development entrance along 172nd Ave NE.

Code Authority: RZC 21.74.020.D & RZC 21.17.010

Condition Applies: Civil Construction

- b. Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system as follows:

An eight-inch PVC sewer main shall be extended from the existing manhole 4D1SMH135 from Hawthorne Lane development into Redmond 13 development along northern property line. The sewer main shall then be extended through private road to the south into the cul-de-sac and public road (Road A). Each lot will be served by a private side sewer from the new sewer main. In total, three manholes

shall be installed for the sewer extension.

Code Authority: RZC 21.74.020.D & RZC 21.17.010
Condition Applies: Civil Construction

- c. **Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing approval. Off-site easements must be recorded prior to construction drawing approval. Specific required easements include, but are not limited to:
- A 20-foot wide sewer main easement, granted to the City of Redmond, through proposed private access road from cul-de-sac entrance to north property line.

Code Authority: RZC 21.74.020, Appendix 3
Condition Applies: Civil Construction, Short Subdivision Document

- d. **Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed. All stub fees shall be paid prior to sale of water and side sewer permits.

Code Authority: RMC 13.08
Condition Applies: Prior to Permit Purchase

3. **Development Engineering – Stormwater/Clearing and Grading**

Reviewer: Andrew Steele, Senior Stormwater Engineer

Phone: 425-556-2706

Email: asteele@redmond.gov

- a. **Water Quantity Control:**
- i. Stormwater discharges shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the two-year peak flow up to the full 50-year flow. Detention shall be provided in a publicly maintained combined detention and wet vault.
 - ii. Provide for overflow routes through the site for the 100-year storm.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.9
Condition Applies: Civil Construction

b. Water Quality Control

- i. Basic water quality treatment shall be provided in a publicly maintained combined detention and wet vault. Treatment is required for the six-month, 24-hour return period storm.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.8

Condition Applies: Civil Construction

- c. Public Stormwater Easements.** Public easements will be required for any public stormwater conveyance systems on private property. Easements shall be provided for City of Redmond review at the time of construction drawing approval. The existing and proposed easements shall be shown on the civil plans. Prior to acceptance of the easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights to encumber the property to be dedicated. Prior to construction drawing approval, fully executed and recorded off-site easements shall be provided to the Development Engineering Division. Specific required easements include, but are not limited to:

- A variable-width storm drainage easement, granted to the City of Redmond, encompassing the entirety of “Tract B” as shown on the plans prepared by D.R. Strong Consulting Engineers.

Code Authority: RZC 21.74.020.C

- d. Private Stormwater Easements.** Private stormwater easements (with a minimum width of 15 feet) will be required where drainage systems are located across adjacent properties and will remain under private ownership. Maintenance of private drainage systems will be the responsibility of the property owners benefiting from the easement. Prior to construction drawing approval, fully executed and recorded easements shall be provided to the Development Engineering Division.

Code Authority: RZC 21.54.010.D, 21.74.020.C, 21.54.010.E

Condition Applies: Civil Construction, Short Subdivision Document

e. Clearing and Grading.

- i. Connect the combined detention/wet vault discharge pipe to the existing public storm pipe in the Hawthorne Lane plat.
- ii. The maximum ground slope on graded surfaces is 3H:1V except as approved in association with a roadway section in City rights-of-way where the maximum ground slope may be up to 2H:1V

Code Authority: RMC 15.24.080

- f. Temporary Erosion and Sediment Control (TESC).**
Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan.

Code Authority: RMC 15.24.080

- g. Floodplain Management.** The project does not lie within a designated FEMA flood hazard zone.

Code Authority: RZC 21.64.010 and 21.64.040

- h. Landscaping.**

- i. For the developed site conditions, all landscape areas and all lawn areas within the project site are required to have compost amended soils. See City or Redmond Standard Detail 632 and City of Redmond Specification 9-14 for requirements

Code Authority: RZC 21.32

- i. Department of Ecology Notice of Intent Construction Stormwater General Permit.** Notice of Intent (NIO) must be submitted to the Department of Ecology (DOE) at least 60 days prior to construction on a site that disturbs an area of one acre or larger. Additional information is available at: www.ecy.wa.gov/pubs/0710044.pdf.

Code Authority: Department of Ecology Rule
Condition Applies: Prior to Commencement of Construction

4. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for (LAND-2018-00627) approval, but does not fully represent compliance with all requirements. The following conditions are integral to the 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 – Fire land signage, pavement markings and designations for Emergency Vehicle Access Easements will be determined in the Civil Review Process.
- b.** Fire Protection Plan – The water system installed shall supply a minimum of 1500 gpm and the hydrants as shown on the plans will meet Redmond Fire Department

standards for spacing and distance from structures. Homes shall be equipped with NFPA 13d fire sprinkler systems.

- c. Change or Modification – Hydrants along 172nd Ave frontage for Redmond 13 shall be retrofitted with storz connections if necessary. New addresses shall be assigned in the Civil Review Process.
- d. Fire Code Permit – All homes shall obtain a permit for the required NFPA 13d fire sprinkler system. Other applicable fire permits may apply.

Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG

5. Planning Department

Reviewer: Ben Sticka, Senior Planner

Phone: 425-556-2470

Email: bsticka@redmond.gov

a. Site Specific Conditions

- i. Applicant shall comply with all development standards in the R-4 (Single-Family Urban Residential) zoning designation.

Code Authority: RZC 21.08.060

Condition Applies: Civil Construction & Building Permits

- b. **Street Trees.** The following street trees are required to be installed in accordance with RZC 21.32.090. The minimum size at installation is 2 ½ inch caliper.

Street	Species	Spacing
172 nd Avenue NE	Kwanzan Flowering Cherry	30 feet on-center

Code Authority: RZC 21.32.090

Condition Applies: Civil Construction

- c. **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 map of all retained trees shall be shown and recorded at the time of final plat.

Code Authority: RZC 21.72.060.D

- d. **Tree Health Assessment.** An updated tree health assessment shall be provided during the Civil review process.

Code Authority: RZC 21.32

Condition Applies: Civil Construction

- e. **Setbacks.** Setback classifications (e.g. front, side, side street, rear) shall be noted on each lot corresponding to the appropriate location for each setback. The setback dimensions shall not be included.

Code Authority: RZC 21.08.170.H

Condition Applies: Building Permits and Final Plat documents

- f. **Residential Architectural, Site, and Landscape Design.** All single-family building permits associated with the Plat shall be reviewed by the Department of Planning and Community Development for conformance with the residential architectural, site and landscape design requirements. Please see Building Permit User Guide.

Code Authority: RZC 21.08.180.B

Condition Applies: Building Permit

- g. **Planting Standards.** Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted a minimum of eight feet from the centerline of any water/sewer lines, unless otherwise approved and provisions provided. Shrubs shall be planted to maintain at least four feet of clearance from the center of all fire hydrants/connections.

Code Authority: RZC 21.32.080

Condition Applies: Civil Construction

- h. **Open Space.** The proposal includes compliance with both Lot-by-Lot and development-wide calculations to meet the open space requirements. Each lot shall include a minimum of 10 percent of total lot square footage in open space. Open space for the benefit of the entire development must be contiguous, designed for recreation, and not have a dimension less than 25 feet. Required open space shall be illustrated on the final subdivision document.

Code Authority: RZC 21.08.170.L.2.a

Condition Applies: Building Permits and Final Plat Document

- i. **Impact Fees.** For the purpose of Impact Fees, the use assigned for this project has been determined as single-family. One existing 1,220 square-foot building classified as single-family use may be credited at time impact fee calculation during building permit review. If the proposed development is eligible for any

additional credits including right-of-way dedication and system improvements, these additional credits will be assessed and provided after construction, dedication or implementation is completed and accepted by the City.

Code Authority: RMC 3.10

Condition Applies: Building Permit

- j. Bonds.** Bonds for Landscaping, Tree Preservation and Tree Replacement shall be submitted no less than five days prior to request for Mylar signatures. Drafts of the Bond Agreements, Bond quantity Worksheets and Bond Calculation Worksheets shall be submitted at time of Civil Construction Application. If not provided at time of CCR submittal, entire submittal will be rejected for intake.

Code Authority: RZC 21.76.090.F

- k. Building Permit Submittal.** Items listed within the Building Permit User Guide shall be provided at the time of building permit submittal. All tables, associated information, and submittal items shall be completed per the required formatting. The Intake Requirements Overview and Signature Page, Tree Preservation Plan, and a copy of the recorded final plat shall be provided no less than TWO business days prior to permit application submittal. If these requirements are not met and provided at the designated time per the building permit application submittal, application intake will be rejected.
- l. Affordable Housing.** The Redmond 13 Preliminary Plat shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20.050. An agreement in a form approved by the City must be recorded with the King County Recorder's Office to stipulate conditions under which the required affordable housing unit will remain as affordable housing for the life of the development. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant. Prior to the issuance of any building permit, the owner shall sign any necessary agreements with the City to implement these requirements. Applicant shall initiate contract by contacting Sarah Stiteler on Human Services and Long-Range Planning staff at 425-556-2469 or at [sstiteler@redmond.gov](mailto:ssiteler@redmond.gov).

Code Authority: RZC 21.20.050

Condition Applies: Building Permit

- m. Archeological and Historical Preservation:** The applicant shall provide a

copy of the standard Inadvertent Discovery Plan on-site during all ground disturbing and construction related activities. This will ensure that all Federal and State laws are adhered to and managed in the event of any inadvertent discovery that may occur.

- n. **Construction Parking Requirements and Contact Information.** A sign shall be posted on-site visible to the public the duration of all construction activity per the Construction Contact Sign Handout. Construction activities consist of all site work including, but not limited to grading, landscaping, infrastructure and building permit related construction. Applicant and contractor shall work with city planner prior to mylar signing to determine location(s) of sign(s). Contact information shall remain up-to-date and visible at all times. The assigned city planner shall be notified within two business days when contact person has been changed and a picture of the updated sign shall be e-mailed. Construction Parking requirements for the project shall be denoted on the bottom portion of the sign per handout instructions.

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

RMC 6.36:	Noise Standards
RZC 21.52:	Transportation Standards
RZC 21.40.010(E):	Design Requirements for Parking Facilities
RZC 21.54:	Utility Standards
RMC 12.08:	Street Repairs, Improvements & Alterations
RMC 12.12:	Required Improvements for Buildings and Development
RMC 12.16:	Highway Access Management
RZC 21.76.100(F)(9)(c)	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020(G):	Site Construction Drawing Review
RZC 21.76.020(H)(6):	Preconstruction Conference
RZC 21.76.020(H)(7):	Performance Assurance
RZC Appendix 3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Record Drawing Requirements, July 2015
City of Redmond:	Standard Specifications and Details (current edition)

Water and Sewer

RMC 13.04:	Sewage and Drainage
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RMC 13.08:	Installing and Connecting Water Service
RMC 13.10:	Cross-Connection and Backflow Prevention
RZC 21.17.010:	Adequate Public Facilities and Services Required
RZC Appendix 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 2012.

Stormwater/Clearing and Grading

RMC 15.24:	Clearing, Grading, and Storm Water Management
RZC21.64.060 (C):	Planting Standards
RZC 21.64.010:	Critical Areas
RZC 21.64.040:	Frequently Flooded Areas
RZC 21.64.050:	Critical Aquifer Recharge Areas
RZC 21.64.060:	Geologically Hazardous Areas
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Stormwater Technical Notebook, Issue No. 8, April 1 st , 2019
Department of Ecology:	Stormwater Management Manual for Western Washington (amended December 2014)

Fire

RMC 15.06:	Fire Code
RZC Appendix 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

RMC 3.10	Impact Fees
RZC 21.32, 21.72:	Landscaping and Tree Protection
RZC 21.40:	Parking Standards

Building

2012 International Building Codes (IBCs)
2012 Uniform Plumbing Code
2012 International Residential Code (IRC)

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