

TECHNICAL COMMITTEE REPORT TO THE HEARING EXAMINER

Project Name: Garbarino Plat

Location: 10030 & 10042 136th Ave NE, Redmond, WA 98052
Parcel Numbers: 12467000321 & 1246700329

Project File Number: PR-2015-00098

Project Description: 14-lot subdivision in the RIN (Residential Innovative)
Single-Family Urban Residential zone

File Numbers: LAND-2015-02248 – Preliminary Plat
LAND-2020-00502 – Alteration of Geologic Hazard Areas
SEPA-2020-00533 – SEPA DNS
PR-2015-00098

Applicant: Mr. Greg Arms
Milestone Northwest, LLC
Bellevue, WA 98004

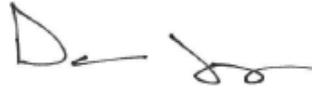
Applicant's Representative: Mr. Tom Abbott
LDC, Inc.
14201 NE 200th St., Suite 100
Woodinville, WA

Planner: Ben Sticka, Senior Planner

Decisions Included: Preliminary Plat/Type III (RZC 21.76.050.H)
Alteration of Geologic Hazard Areas/Type III (RZC
21.76.050.H)

Recommendation: **Approval with Conditions**
Public Hearing Date: October 5, 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 consolidated Preliminary Plat (LAND-2015-02248) and Alteration of Geologic Hazard Areas/Type III (LAND-2020-00502. 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 the consolidated applications: LAND-2015-02248, Preliminary Plat & LAND-2020-00502, Alteration of Geologic Hazard Areas/Type III.

Key Dates

- Neighborhood Meetings: February 17, 2016 & July 14, 2020
- Application/Completeness Date: June 9, 2020
- Date SEPA Determination of Non-Significance Issued: July 20, 2020
- SEPA Appeal Deadline: August 3, 2020
- Technical Committee Recommendation: September 9, 2020
- Public Hearing Date: October 5, 2020

Report Attachments

Attachment 1	Plan Set
Attachment 2	Notice of Application, Certificate of Public Notice and Public Notice Site Plan
Attachment 3	Public Comments
Attachment 4	SEPA Application Form DNS Certificate of Posting

Attachment 5	Notice of Public Hearing and Certificates of Posting
Attachment 6	Neighborhood Meeting Notice
Attachment 7	SEPA Checklist
Attachment 8	Tree Removal Request and Approval Memo
Attachment 9	Arborist Report
Attachment 10	Critical Areas Report
Attachment 11	Geotechnical Report
Attachment 12	Determination of Completeness
Attachment 13	Stormwater Report
Attachment 14	Vicinity Map
Attachment 15	General Application

Technical Committee Analysis

I. Proposal Summary

The proposal is for a 14-lot subdivision in the Willows - Rose Hill Neighborhood with associated site improvements. 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.

II. Site Description and Context

The proposed project is located on an approximately 2.60-acre site located within the Willows - Rose Hill Neighborhood and zoned RIN (Residential Innovative) Single-Family Urban Residential zone. The existing site slopes from zero to 15% towards the east. Additionally, the existing topography of the site includes steep slopes on the eastern portion of the site that exceed 40%. There are two existing homes located on two individual parcels that comprise the subject site, one at 570 square feet and one at 3,390 square feet. Both homes are proposed to be demolished. There are no critical areas on-site, except for the landslide hazard areas (steep slopes that exceed 40%). The current site contains a total of 157 trees (10 landmark trees) and (147 significant trees). The project proposal includes 14 lots with one affordable housing unit to be located on lot six and one duplex on lots seven and eight.

The RIN Single-Family Urban Residential zone is intended to promote single-family housing consisting of smaller dwelling units to respond to changing household sizes and ages. It will provide opportunities for households of various sizes, ages, and incomes to live in a neighborhood by promoting diversity in the size, type, and price of new single-family homes. Also, this zone will blend new development with existing residential development to help maintain neighborhood character, particularly in neighborhoods with a predominance of small to moderately sized homes. The zone will help to provide appealing and active streetscapes that promote a more walkable and enjoyable neighborhood experience. The density allowed within the zone is four to five dwelling units per gross acre depending on the size of the site and the size of dwellings proposed.

Adjacent	Existing Land Use	Zone
North	Single-Family Residential	RIN (Residential Innovative) Single-Family Urban Residential zone.
South	Single-Family Residential	RIN (Residential Innovative) Single-Family Urban Residential zone.
East	Right-of-Way (138 th Ave NE) & Single-Family Residential	R-1 (Single-Family Constrained Residential)
West	Right-of-Way (136 th Ave NE) & Single-Family Residential	RIN (Residential Innovative) Single-Family Urban Residential zone.

III. Site Requirements

The site is located within the RIN (Residential Innovative) Single-Family Urban Residential zone. The site requirements listed in (RZC 21.08.070) for this district are:

Requirement	Requirement	Proposed
Average Lot Size:	4,000 SF	Complies at 5,034 SF
Minimum Lot Width Circle:	35 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	15 feet	Complies at 15 feet
Maximum Lot Coverage (for structures):	35 percent of total lot area	Complies at 35 percent
Maximum Impervious Surface Area:	65 percent of total lot area (45,809 SF)	Complies at 55 percent (38,768 SF)
Minimum Open Space:	20 percent of total lot area (22,641 SF)	Complies at 25 percent of the total lot area or (28,156 SF)
Maximum Height of Structures:	25 feet	Complies at 25 feet
Maximum Density w/ affordable housing	13 (base density) 113,203x5 dwelling units/43,560 = 12.99 or 13 units + 1 Affordable	14 (affordable unit on Lot 6).

	Unit for a total of 14 Units
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Proposed Lot and Tract Table

Lot	Area (SF)	Lot	Area (SF)
1	6,584 SF	12	5,456 SF
2	5,492 SF	13	5,343 SF
3	5,488 SF	14	5,343 SF
4	5,350 SF		
5	5,344 SF		
6	3,619 SF		
7	2,922 SF		
8	3,034 SF	Average Area (SF)	5,034 (SF)
9	5,589 SF	Tracts: A & B (Total)	16,818 (SF)
10	5,456 SF	Tract A Open space	3,055 SF
11	5,456 SF	Tract B Open space	13,763 SF

Conclusion: The proposal complies with all site requirements for the RIN (Residential Innovative) Single-Family Urban Residential zone. The proposed lots comply, as the average lot size is 5,034 square feet, which is above the minimum required average lot size of 4,000 square feet. 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	Requirement	Complies	Complies as conditioned	Applies at Building Permit
RZC 21.08.180.C.2.a	Variety in Building Design			X
RZC 21.08.180.C.2.b	Variety in Site Design			X
Building Orientation				
Code Citation	Requirement	Complies	Complies as conditioned	Applies at Building Permit
RZC.21.08.180.D.2.a	Arterial Setbacks			X
RZC 21.08.180.D.2.b	Garage Placement			X
RZC 21.08.180.D.2.c	Garage Doors			X
RZC 21.08.180.D.2.d	Transition Areas			X
Building Character, Proportionality and Massing				

Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
RZC 21.08.180.E.2.b	Modulation and Articulation			X
RZC 21.08.180.E.2.d	Open Space	X		
Landscaping				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
RZC 21.08.180.F.2.a	Landscaping Plan		X	
RZC 21.08.180.F.2.b.	Landscape Transition		X	
RZC 21.08.180.F.2.c	Stormwater Management Facilities		X	
Streets and Pathways				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
RZC 21.08.180.G.3	Design Criteria	X		

Conclusion: The proposal complies with all of the residential development and architectural, site and landscape design regulations for the RIN (Residential Innovative) Single-Family Urban Residential zone and is required to demonstrate compliance at building permit submittal. The proposal as presented meets the intent of the RIN Single-Family Urban Residential zone by providing single-family housing consisting of smaller dwelling units. It will provide opportunities for households of various sizes, ages, and incomes to live in the neighborhood by promoting diversity in the size, type, and price of new single-family homes. The project will blend the new development with existing residential development to help maintain neighborhood character.

V. Neighborhood Regulations

The site is located within the Willows - Rose Hill Neighborhood. The following table shows the project’s compliance with the applicable neighborhood regulations.

Neighborhood: Willows - Rose Hill Neighborhood – Residential Regulations – Special Design Standards for Willows – Rose Hill				
Code Citation	Requirement	Complies	Complies as conditioned	Applies at Building Permit
RZC 21.08.180	Minimum Building Separation: For new detached dwelling units in the RIN zone, buildings must be			X

	separated by a minimum of 15 feet from each other.			
RZC 21.08.180	Maximum Lot Coverage: The maximum lot coverage of structures in the RIN zone is 35% of the total site area.			X
RZC 21.08.180	Building Orientation – Transition Area: Residential lots must be developed with a minimum of 80 sq. ft. of area in the front yard that is oriented to the street and includes features such as a porch, patio, deck garden with entry, walkway with arbor, or other similar features. A combination of structural and landscape elements is acceptable.			X
RZC 21.08.180	Landscaping: Landscaping for front yards is required for all new residential development projects.			X

Conclusion: The proposal will comply with all of the neighborhood regulations for the Willows – Rose Hill Neighborhood at the time of building permit. 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.

A. Notice of Application:

The Notice of Application for this proposal was published on June 16, 2020. The notice was posted at City Hall, the Redmond Regional Library, and one notice sign was posted on the property. A notice was also mailed to property owners within 500 feet of the site (Attachment 2, Notice of Application, Certificate of Public Notice and Public Notice Site Plan).

Public Input: During the Notice of Application public comment period and throughout the project review, the City received 10 written comments (Attachment 3, Public Comments).

The comments expressed the following concerns or requests for consideration and staff has included responses below:

1. On February 19, 2016, Ms. Brison asked for a copy of the arborist report and had concerns about the remaining trees on the Garbarino Plat and how they might impact her home during a windstorm.

Staff Response: On February 19, 2016, staff shared a copy of arborist report and shared that the applicant (Greg Arms) and his arborist (Bob Layton) would follow-up with Ms. Brison, regarding her concerns about the retained trees on-site.

2. On March 5, 2016, Ms. Brison asked if the retained trees on a recorded plat could be cut down and also asked about the health of the Maple trees on the proposed Garbarino plat.

Staff Response: March 8, 2016, staff shared that the retained trees are recorded on the plat and cannot be removed. Staff shared that Ms. Brison’s concerns about the Maple trees were evaluated by a Certified Arborist and her concerns were shared with both the applicant and arborist.

3. On February 22, 2016, Ms. Dorroh asked if the 12-foot width of pavement on the plans was the actual driveway width and asked what design solution was in place to ensure that a fire truck would not continue down the driveway to her house.

Staff Response: On February 23, 2016, Min Luo, Senior Transportation Engineer shared that the pavement width is nine feet wide plus a three-foot concrete shiner in front of lots 13 and 14. There will be additional pavement width within the parcel 1246700320. She also shared that the Fire Department would need a minimum of 20 feet of driving surface just immediately west of the driveway to lot 13 which would prevent a fire truck from accessing her property to turn around.

4. On February 25, 2016, Ms. Dorroh asked if their trees would not affect tree retention totals on the proposed Garbarino plat.

Staff Response: On February 25, 2016, staff shared that Ms. Dorroh’s trees do not count toward tree retention on the Garbarino plat as her property is not a part of the proposed plat.

5. On March 10, 2016, Ms. Lang asked about two Maple trees on the Garbarino plat that could cause “imminent harm” to her property.

Staff Response: On March 25, 2016, staff shared that the arborist did not identify the Maple trees as being hazardous and shared with her, the arborist, engineer and applicant’s contact information in-order to further discuss her concerns.

6. On February 18, 2016, Mr. Schneider shared concerns about the proposed stormwater and sewer connections for the proposed Garbarino plat.

Staff Response: On February 24, 2016, Cindy Wellborn, Senior Stormwater and Utilities Engineer shared that the City will not allow the installation of the utilities within the pond embankment, as it is not sound engineering practice to disturb the slope.

7. On January 31, 2016, Mr. Burgess asked about the status of two large Maples trees and two large Fir trees and asked if they could be saved and not killed.

Staff Response: On January 31, 2016, staff shared that the trees were evaluated by a Certified Arborist and that the final tree count had not yet been finalized but would be prior to the Hearing. Staff has provided the commenter a copy of the current tree preservation plan as well as the tree removal request and approval letter (Attachment 1, Plan Set and Attachment 8: Tree Removal Request and Approval Memo).

8. On November 15, 2019, Ms. Brison asked for the most recent arborist report and asked for clarity, as to which trees were being removed.

Staff Response: On November 22, 2019, staff shared that the applicant was directed to update the arborist report and for the plans to be revised to be clear on both the retained trees and the trees to be removed. Staff has provided the commenter a copy of the current tree preservation plan as well as the tree removal request and approval memo (Attachment 1, Plan Set and Attachment 8: Tree Removal Request and Approval Memo).

9. On June 19, 2020, Mr. Burgess asked about the walking path along NE 100th Street and shared his concerns about traffic.

Staff Response: On June 25, 2020, Min Luo, Senior Transportation Engineer shared that a safe walk route will be installed along the south side of “Road A” along parcel 1246700333 frontage and along the east side of 136th Avenue NE between “Road A” and NE 100th Street and that a potential signal at the intersection at 132nd Avenue NE and NE 100th Street are not yet warranted based upon the analysis confirmed within the Traffic Study.

10. On July 28, 2020, Ms. Anderson asked the following questions and shared concerns: 1) Concerns about the project being “misrepresented at key decision points; 2) Can the permit portal be updated with the most recent plans and; 3) Can the City provide assurance that her property will not be a part of the project.

Staff Response: On July 30, 2020, staff shared the following: 1) Projects are never intended to be finalized during deviations or neighborhood meetings, but are “touchpoints.” 2) Yes. The “final” plans were uploaded to the project page after all review disciplines deemed them code compliant. 3) The applicant and staff confirmed that Ms. Anderson’s property was originally a part of the proposal, but has since been removed, as there was no agreement to include her property.

B. Notice of Public Hearing:

Due to the Governor’s Orde, City Hall Buildings are currently closed. Therefore, Notice of Public Hearing will not be posted ast Redmond City Hall or Redmond Regional Library. Notice was posted online at: <https://www.redmond.gov/1202/Public-Hearing-Notices> on September 14, 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 5, Notice of Public Hearing and Certificates of Posting).

C. Neighborhood Meeting:

Two neighborhood meetings were held for the subject site. The first neighborhood meeting was held on February 17, 2016 at Redmond City Hall and the second was held online on July 14, 2020 due to COVID-19 (Attachment 6, Neighborhood Meeting Notice).

VII. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment that may occur 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 July 20, 2020 (Attachment 4, SEPA Application Form DNS Certificate of Posting & Attachment 7, SEPA Checklist). No comments were received related to SEPA for the proposed project.

VIII. 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 with existing dwellings or the dwellings can be viewed from public streets or park areas.

Finding: The proposal, as submitted, satisfies the intent of RZC 21.08.180. The proposal includes perimeter landscaping, which is adjacent to both RIN (Residential Innovative) Single-Family Urban Residential zone and R-1 (Single-Family Constrained Residential) zoned properties and the existing right-of-way, both (136th Ave NE and 138th Ave NE). A deviation to allow a portion of the plat to not include the required five-foot landscaping transition buffer around the perimeter of the site was approved by the Technical Committee on June 3, 2020. The deviation was granted due to conflicts with proposed utilities as the required maintenance vehicle access could not be adequately accommodated. The remainder of the perimeter will contain the required perimeter landscaping and will soften the transition between the existing adjacent homes and the proposed homes in the Garbarino subdivision.

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.

A landmark tree is defined in the Redmond Zoning Code (RZC 21.75) as any healthy tree over thirty inches in diameter. A significant tree is defined in the Redmond Zoning Code (RZC 21.78) as any healthy tree six-inches in diameter at breast height (d.b.h.), or any tree four-inches in diameter at breast height (d.b.h.) that, after considering its age, height, value, or function, the tree or tree stand is determined to be significant.

Finding: The proposal as submitted satisfies the tree retention, protection, and replacement requirements of RZC 21.72. There are 157 total significant trees currently on-site, including meeting the classification of non-landmark and 10 landmarks. The proposal includes the removal of 100 trees, six (6) landmark and 94 non-landmark trees. On November 27, 2019 the applicant submitted separate tree exception requests for the removal of six-landmark trees on-site as required per RZC 21.72.090. The removal of six landmark trees was approved by the Administrator as part of the recommendation of the Technical Committee on September 9, 2020 (Attachment 8, Tree Removal Request and Approval Memo).

The landmark trees are located within the developable portions of lot 11, stormwater detention areas and required infrastructure improvements within the right-of-way. While the applicant is building the maximum number of units allowed on-site, every effort was made by the arborist and applicant to ensure that the maximum number of trees could be retained while also proposing a design that

achieves the comprehensive plan goals and intent for the Willows – Rose Hill neighborhood. Additionally, the units developed will increase the City of Redmond’s existing housing supply and will advance the goals of the City’s Housing Action Plan by providing a diversity of housing sizes and types (one duplex and one affordable unit). The arborist and applicant completed multiple site visits and met with neighbors, which occurred on both December 18, 2019 and again on July 10, 2020 to increase their intimate understanding of the site and impacts of any removals of landmark trees on-site. The project has been intentionally designed, considered impacts and ensured that the proposal is in alignment with the City and community goals, while maintaining character and code compliance (Attachment 8, Tree Removal Request and Approval Memo).

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 108 replacement trees are proposed to be planted on-site. The applicant is retaining 36.3 percent of the total trees on-site, which exceeds the required 35 percent tree retention requirement (Attachment 9, Arborist Report and Attachment 1, 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 Ecological Solutions, Inc. on January 27, 2020 (Attachment 10, Critical Areas Report) which confirms that there are no wetlands, streams or related buffers on the site. However, a landslide hazard area (steep slopes that exceed 40%) is located on the subject site and is discussed in further detail below. There is no unique species or habitat on the site, nor is the site utilized by any unique, or state or federally listed species. Therefore, the project has demonstrated compliance with RZC 21.64.

D. Alteration of a Geologic Hazard Areas (AGHA)

The proposed development requires a maintenance access road within a landslide hazard area which is categorized by the Redmond Zoning Code as a Geologic Hazard Area per RZC 21.64.060. Landslide hazard areas are areas potentially subject to significant or severe risk of landslides based on a combination of geologic, topographic, and hydrogeologic factors. They include areas susceptible because of any combination of bedrock, soil, slope, slope aspect, structure, hydrology, or other factors. They are areas of the landscape that are at a high risk of failure or that presently exhibit downslope movement of soil and/or rocks and that are separated from the underlying stationary part of the slope by a definite plane of separation. The plane of separation may be thick or thin and may be

composed of multiple failure zones depending on local conditions, including soil type, slope gradient, and groundwater regime.

The existing site slopes from zero to 15% to the east. Additionally, the existing topography of the site includes steep slopes on the eastern portion of the site that exceed 40%, which is the location for a proposed retaining wall to support a utility maintenance access road. The retaining wall is proposed to be located east of a maintenance access road, which is located in a landslide hazard area and triggers the need for the Alteration of a Geologic Hazard Areas application.

The (AGHA) is a permit that allows construction within the landslide hazard area (steep slopes that exceed 40%). Development is prohibited in landslide areas except for the installation of streets and or utilities per RZC 21.64.060.D.2.b. The subject plat has submitted a separate concurrent land-use application (LAND-2020-00502) due to the retaining walls supporting the utility maintenance access road improvements. The application included a geotechnical analysis to identify and evaluate potential hazards and formulate mitigation measures (Attachment 11, Geotechnical Report).

Pursuant to the Redmond Zoning Code, Alteration of Geologic Hazard Areas RZC 21.64.060.D, the City shall approve, condition, or deny proposals in a geologically hazardous area as appropriate based upon the identification and effective mitigation of risks posed to property, health, and safety.

Development shall be prohibited in landslide hazard areas except as noted below:

1. Pin pilings or footings for decks are permitted provided that they do not impact the stability of the slope, as demonstrated by geotechnical studies; and
2. The installation and construction of streets and/or utilities, subject to the criteria and process set forth in RZC 21.76.070.E, Alteration of Geologic Hazard Areas.

The AGHA permit application is consistent with RZC 21.46.060.D.2 as the proposal is for the construction of a retaining wall that supports the utility maintenance access road. The applicant provided the required Geotechnical studies, which were reviewed by the City's third-party reviewer (Aspect Consulting) and deemed appropriate for approval. Decision Criteria for the Alteration of Geologic Hazard Areas Permit is included in RZC Section XI (AGHA Decision Criteria) of this report.

E. Open Space

The Open Space requirements of RZC 21.08.170.L.2.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 a lot-by-lot and development wide basis.

Development Wide & Lot by Lot Open Space Table				
Lot #	Lot Size (SF)	10% Required (SF)	As Proposed	
			%	SF
1	6,584	658	16%	1,066
2	5,492	549	16%	885
3	5,488	548	16%	885
4	5,350	535	17%	885
5	5,344	534	17%	885
6	3,619	362	16%	585
7	2,922	292	16%	473
8	3,034	303	17%	505
9	5,589	559	16%	894
10	5,456	546	16%	855
11	5,456	546	16%	855
12	5,456	546	16%	855
13	5,343	534	16%	855
14	5,343	534	16%	855
Average: 5,038		Tract A: 3,055	Tract B: 13,763	
Total Lots: 70,476 SF + Tract A: 3,055 + Tract B: 13,763 = 87,294				
Required Open Space = 20% of site area (113,203 SF*) = 22,641 SF < 28,156 SF. The 28,156 SF is the provided open space on site, which is 5,515 SF.				
<ul style="list-style-type: none"> • Minimum average lot size is 4,000 s.f. per RZC 21.08.060.B • Total site area includes lots and tracts listed above as well as anticipated ROW dedications. 				

Finding: The applicant has demonstrated compliance with open space requirements pursuant to RZC 21.08.170.L.2.a.

F. Affordable Housing

The Affordable Housing requirements outlined in RZC 21.20.030.C apply to all new single-family dwelling units within the Willows – Rose Hill Neighborhood. Affordable housing is defined as 80 percent of the area median income (AMI) per RZC 21.78. The required number of affordable housing units on the subject site is

10 percent of the proposed 13 units or one unit, as calculated pursuant to RZC 21.20.030.F. This brings the total amount of units to 14.

Finding: The proposal satisfies the requirements of RZC 21.20.030.C. The project proposes one affordable housing unit to be located on lot six, which demonstrates compliance with the Affordable Housing requirements in RZC 21.20.030.C.

G. Transportation

Per RZC 21.17.010.F., all developments shall install public improvements, including paving, curbs, and sidewalks, street lights, and other transportation related improvements conforming to the standards of RZC Appendix 2, RZC 21.52, and RZC 21.17.010.F. Transportation improvements associated with the proposed Garbarino plat will include sidewalk and utility easements. Additionally, the applicant will provide new right-of-way and improvements along 136th Avenue NE and the new public “Road A” as well as a safe walking path to Mark Twain Elementary and new streetlights along 136th Avenue NE and “Road A”.

Finding: As conditioned, the proposed improvements will meet all Transportation requirements, outlined in the RZC Appendix 2, RZC 21.52 and RZC 21.17.010.F.

H. Stormwater

Per RZC 21.17.010.E., all developments shall be served by an adequate surface water management system complying with the policies of the Comprehensive Plan and meeting the requirements of RMC Chapter 15.24. The project is comprised of approximately 2.60 acres and proposes to create a total of 14 lots. All surface water runoff from on-site impervious surfaces will be collected and conveyed to the proposed public combination detention and wet vault, in-order 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, located in 138th Avenue NE.

Finding: As conditioned, the proposal will meet all requirements, per RZC 21.17.010.E., RZC 21.74.020 and RMC 15.24.080.

I. Utilities

Per RZC 21.17.010.D, all developments shall be served by an adequate public water supply system, including both supply and distribution, and an adequate public sewage disposal system, including both collection and treatment facilities, that meet the requirements of the RZC and its adopted documents. The proposed project will add a new water main from 136th Avenue NE, along the entire length

of the new public road “Road A.” A new sewer main will also be installed along the entire length of “Road A” and 138th Avenue NE. The project will also remove and replace a sewer line along NE 100th Street.

Finding: As conditioned, the proposed utility system will meet current City of Redmond Design Requirements, Water and Wastewater System Extensions and the City of Redmond Zoning Code RZC.21.17.010.D.

IX. 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 RIN (Residential Innovative) Single-Family Urban Residential zone. The proposed 14-lots, including one affordable home, is consistent with the density of development allowed within the RIN (Residential Innovative) Single-Family Urban Residential zone and will be adequately served by existing right-of-way (136th Avenue NE) and new connections to existing utility services. The development is conditioned to be constructed and 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 Garbarino proposal was reviewed for consistency with the Comprehensive Plan to confirm to the proposed new development is consistent with citywide and applicable neighborhood goals of the Willows – Rose Hill Neighborhood. The project has demonstrated compliance with all Article I Zone Based Regulations applicable for the RIN (Residential Innovative) 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. A Determination of Non-Significance (DNS) was issued for this project on July 20, 2020. All required internal technical review and public notice for the project has been completed 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 XIII), reducing adverse impacts on other properties and ensuring consistency with the policies of the Comprehensive Plan. The proposed development specifically addresses the following Comprehensive Plan goals and policies:

<p>HO-2 Promote a mix of new residential units and use other strategies that are designed to at a minimum meet the targets called for in the King County Countywide Planning Policies for creating residences that are affordable to low and moderate-income households</p>	<p><i>The project includes a total of 14 dwelling units of which, one is an affordable housing unit, to be located on lot six. The project will also provide a duplex unit, which will be located on lots seven and eight within the plat. The remainder of the lots will include single-family detached homes. Thereby promoting a mix of new housing units and a new affordable housing unit.</i></p>
<p>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.</p>	<p><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></p>
<p>LU-6 Encourage infill development on suitable vacant parcels and</p>	<p><i>The proposed project is located on a site that contains two existing homes: one at 570 s.f. and one at 3,390 s.f.</i></p>

<p>redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.</p>	<p><i>both homes are planned to be demolished. The proposed project will adhere to RIN (Residential Innovative) Single-Family Urban Residential zoning regulations. Additionally, the project is adjacent to residential zones on the north, west and south sides, which are RIN (Residential Innovative) Single-Family Urban Residential zones and R-1 (Single-Family Constrained Residential) zones. The applicant will continue to demonstrate compliance with height and design throughout the building permit process.</i></p>
<p>N-WR-A-3 Ensure that new residential development blends with and helps maintain the existing character in each existing neighborhood subarea, including sense of community, variety in lot sizes and house styles, small to moderately sized homes, abundance of trees and other greenery, nearness to open space and wildlife, and feeling of spaciousness</p>	<p><i>The proposed project will maintain the existing character of the Willows – Rose Hill neighborhood by providing 14 new homes including one affordable home and one new duplex. These homes are consistent with other new developments in the neighborhood by providing variety in lot sizes and housing styles. The site will exceed minimum tree retention requirements by providing 36.3% retained trees and will provide 5,515 s.f. more open space than is required by Code. Also, one park and one trail (Willows Creek Park and Redmond Central Connector) are both located within approximately a half-mile of the subject site</i></p>
<p>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.</p>	<p><i>Residential Development and Architectural, Site and Landscaping Design Regulations outlined in RZC 21.08.180, as well as both the RIN (Residential Innovative) Single-Family Urban Residential zones and R-1 (Single-Family Constrained Residential) zones and the Willows – Rose Hill Neighborhood regulations stipulate the design criteria in the City of Redmond. The Garbarino plat proposal will incorporate moderate density with a range of housing sizes.</i></p>

X. Preliminary Plat Type III Decision Criteria:

Each proposed subdivision shall be reviewed to ensure consistency with the decision criteria contained in RZC 21.74.030.B.1:

- a. The proposal complies with the general criteria applicable to all land use permits set forth in RZC 21.76.070.B, Criteria Applicable to All Land Use Permits;

Response: The proposed Garbarino subdivision is located within the Willow – Rose Hill Neighborhood, as identified in the Redmond Comprehensive Plan Map. Refer to the Section IX of this staff report for analysis of the project’s compliance with Criteria Applicable to All Land Use Permits.

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

Response: The Garbarino Plat has been developed in accordance with Redmond Zoning Code – RIN (Residential Innovative) Single-Family Urban Residential zone and the Willows – Rose Hill Neighborhood. Refer to the analysis in Section III of this staff report for findings related to the proposal’s conformance with the Site Requirements for Residential Zones. Therefore, the proposal conforms to the site requirements set forth in RZC 21.08.170.B.

- c. The proposal conforms to the requirements of chapter RZC 21.74.

Response: The proposal conforms to the applicable subdivision regulations and procedures (RZC 21.74.030.B & 21.76.050). RZC 21.74 details lot division standards, decision criteria and process for unit lot subdivisions with which this project complies as demonstrated in Sections III, IV, V, VI and VII of this report as well as (Attachment 1, Plan Set).

- d. The proposed preliminary subdivision:

- i. Makes adequate provision for streets, roads, alleys, other public ways, and transit stops as required by this chapter; and the proposed street system conforms to the City of Redmond Transportation Master Plan and Neighborhood Street Plan, 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 Willows – Rose Hill Neighborhood plan within the Comprehensive Plan. The site will take access from a single access point from 136th Avenue. The street layout including their locations and widths provide safe and orderly traffic circulation. The proposed development is anticipated to generate approximately 132 new total daily vehicle trips, 10 new trips generated during the AM peak hours and 14 new trips generated during the PM peak hours.(Attachment 7, SEPA Checklist, page 25) This information was also confirmed by City staff, Min Luo, Senior Transportation Engineer who reviewed and approved the proposal.

- ii. 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 1, Plan Set).

- iii. 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 28,156 square feet of open space whereas 22,641 square feet are required. Additionally, one park and one trail (Willows Creek Park and Redmond Central Connector) are both located within approximately a half-mile of the subject site, thereby demonstrating compliance with minimum open space standards and proximity to local parks and trails (Attachment 1, Plan Set). In addition to the above, the proposed preliminary subdivision will be conditioned to pay park impact fees in effect at building permit issuance.

- iv. The proposed preliminary subdivision will be adequately served with City approved schools and school grounds.

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

- v. The proposed preliminary subdivision makes adequate provisions for sidewalks and other planning features that meet the requirements of this chapter and that provide 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 Twain Elementary School, which is approximately 0.67 miles southwest of the site. The project is proposing a connector trail from the sidewalk on-site, south to the existing path at the intersection of 136th Avenue NE and NE 100th Street. Students will use this connector trail to access the walking path that they will follow west along NE 100th Street to 132nd Avenue NE. From there, students will continue west along NE 100th Street on a fully improved sidewalk to 128th Avenue NE. Students will then turn south on 128th Ave NE and continue to the destination at Twain Elementary. Rose Hill Middle School is located approximately 1.9 miles south of the site. Finally, Lake Washington High School is located approximately 2.1 miles southwest of the site. Bus transportation is provided to all schools at bus stops between 0.2 and 0.69 miles from the development. A safe walk route is available to schools within one mile of the project. Twain Elementary as well as all other public schools (Rose Hill Middle & Lake Washington High School) serving the proposed subdivision will have bus pickup.

- vi. The proposed preliminary subdivision makes adequate provisions to serve the public interest and makes appropriate provisions for the public health, safety and welfare.

Response: The proposed preliminary subdivision has been reviewed by transportation, utility, stormwater, fire and planning staff to ensure that the

public interest is served in its overall design and has been conditioned accordingly to make appropriate provisions for the public health, safety and welfare as shown on in (Attachment 1, Plan Set).

- e. Geotechnical considerations have been identified, and all hazards and limitations to development have been considered in the design of the streets and lot layout to assure streets and building sites are on geologically stable soil, considering stress and loads to which the soil may be subjected.

Response: A Geotechnical Report (Attachment 11, Geotechnical Report) was submitted, reviewed and deemed appropriate by the City’s Development Review Engineering division and the City’s third party reviewer (Golder) to ensure that geotechnical considerations were identified and all hazards and limitations were considered in the overall design to ensure that all building and structures will be constructed on geologically stable soil within the proposed preliminary subdivision and associated Alteration of a Geologic Hazard Areas application.

XI. Pursuant to Redmond Zoning Code 21.76.070.E., Alteration of Geologic Hazard Areas applications must demonstrate the following:

- a. There must be no reasonable alternative to locating in a Landslide Hazard Area. Alternative locations which would avoid impacts to the Landslide Hazard Area must be shown to be economically or functionally infeasible.

Response: Alternatives were evaluated to shift improvements to the west away from the steep slope area and/or reduce the width of maintenance access; however, due to the limited space available for improvements and not having a maintenance vehicle turnaround, including the additional slope constraints to the west; there were no other options that are functionally reasonable or feasible.

- b. A Geotechnical Evaluation must be conducted to identify the risks of damage from the proposal, both on-site and off-site, and to identify measures to eliminate or reduce risks. The proposal must not increase the occurrence of the potential geologic hazard.

Response: An evaluation from the geotechnical engineer was prepared by Rick Wang, Principal Engineer at the Riley Group (Attachment 11, Geotechnical Report). This addendum concludes that there is no increased risk to the area in question. However, a guardrail will be installed with a wider access road where the current gravel road exists. The existing wall and current condition are extremely narrow, and no guardrail currently exists.

- c. Impacts shall be minimized by limiting the magnitude of the proposed construction to the extent possible; any impacts must be eliminated or

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

Response: Disturbance of the steep slope area will be minimized to the extent possible and consistent with the geotechnical recommendation. The retaining wall is proposed to be placed as close to the new access road as allowed by City regulations in-order to minimize the disturbance and wall height. The wall will provide stability and any disturbed areas will be stabilized. In addition, the retaining wall foundation will be stepped if possible, to further reduce alterations.

The project has located public utilities in the only feasible location for the proposed plat. The public utilities require a public maintenance road and due to the steep slopes, a retaining wall will be constructed to support that road. The retaining wall has been located in an area that will minimize impacts to the steep slope.

XII. Code Deviations Granted

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

1. **Landmark Tree Removal:** The removal of six landmark trees were approved by the Administrator per RZC 21.72.090 in conjunction with the Technical Committees recommendation for the project on September 9, 2020. The project is required to plant 18 replacement trees for a ratio of 3:1 per RZC 21.72.080. These 18 trees will be planted on-site and are conditioned to be 10-foot evergreens.

Code Authority: RZC 21.72.090

2. **Perimeter Landscaping Buffer:** A Deviation to allow a portion of the plat to not include the required five-foot landscaping transition buffer around the perimeter of the site was approved by the Technical Committee on June 3, 2020. The deviation was granted due to conflicts with proposed utilities, as required maintenance vehicle access could not be adequately accommodated.

Code Authority: RZC 21.32.030

XIII. 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 Garbarino Preliminary Plat (LAND-2015-02248) & Alteration of Geologic**

Hazard Areas (LAND-2020-00502) consolidated application, Type III, subject to conditions listed in Section XIII.

This Preliminary Plat & Alteration of Geologic Hazard Areas/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 21.76.090, Post-Approval Actions).

XIII. 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	6/5/19	<i>and as conditioned herein.</i>
SEPA Checklist	6/23/20	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	6/5/19	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	6/5/19	<i>and as conditioned herein.</i>
Stormwater Design	6/5/19	<i>and as conditioned herein.</i>

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

1. 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 civil construction drawing approval and finalized upon recording of the final plat subdivision. The existing and proposed easements and right-of-way shall be shown on the civil construction plans and final plat documents. 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) A 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way on the east side of 136th Avenue NE along the development’s frontage.

- b) A 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along the right-of-way on the north side of “Road A” along the development’s frontage.
- c) A 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along the right-of-way on the south side of “Road A” along the development’s frontage.
- d) 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 northeast corner of the intersection of 136th Avenue NE and “Road A” shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area at the northeast corner. The area formed by this radius or chord shall also be dedicated as right-of-way.
- b) A strip of land 53 feet wide shown as “Road A” between 136th Avenue NE and approximately the driveway access to Lot 13 in the Site Plan prepared by LDC, signed on June 11, 2020, shall be dedicated as right-of-way.
- c) A strip of land 27 feet wide shown as half street of “Road A” between approximately the driveway access to Lot 13 and to the east lot line of Lot 14 in the Site Plan prepared by LDC, signed on June 11, 2020, 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 136th Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, per COR SD 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 entire 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 with questions.

Code Authority: RMC 12.08; Redmond Standard Specifications & Details

c. Street Improvements

- i. The frontage along 136th Avenue NE must meet current City Standards, which includes asphalt paving 11 feet, three-foot thickened edge or concrete ribbon curb measured from the right-of-way centerline, 10-foot drainage swale, five-foot wide concrete sidewalk, storm drainage, streetlights, street signs and underground utilities including power and telecommunications. The minimum pavement depths for the street section shall consist of:
 - Seven-inches of 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 (ASTMD 1557)
- Super elevated 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 along “Road A” approximately between STA 12+20.00 and STA 14+67.00 must meet current City Standards, which includes asphalt paving 22 feet, three-foot thickened edge or concrete ribbon curb on each side, 10-foot drainage swale and five-foot concrete sidewalk on the south side and a five-foot planter and a five-foot wide concrete sidewalk on the north side, 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 (ASTMD 1557)
- Super elevated 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

iii. The frontage along “Road A” approximately between the Driveway to Lot 13 and to the east lot line of Lot 14 must meet current City Standards, which includes asphalt paving nine feet, three-foot thickened edge or concrete ribbon curb, 10-foot drainage swale and five feet wide concrete sidewalk on the south side, storm drainage, street lights, 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 (ASTMD 1557)
- Super elevated 2% sloped to drain system

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

- iv. The on-site vault access and off-site maintenance access meet current City Standards Specifications and Details DG 11, which includes asphalt paving 14 feet for the off-site maintenance access and asphalt paving 16 feet for the vault access, two-foot gravel shoulder on each side of the vault access and the off-site maintenance access. The minimum pavement section for the on-site vault access and the off-site maintenance access shall consist of:
- Nine-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 (ASTMD 1557)
 - Super elevated 2% sloped to drain system
- v. A separate 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.

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

- vi. Sidewalks constructed to City standard are required at the following locations:
- Five-foot concrete sidewalks on the east side of 136th Avenue NE along the development’s frontage
 - Five-foot concrete sidewalks on both sides of “Road A” along the development’s frontage
 - Four-foot asphalt safe walk path on the south side of “Road A” along the Parcel 1246700333 frontage and on the east side of 136th Avenue NE between “Road A” and NE 100th Street.

Code Authority: RZC 21.10.150; RZC 21.17.010; RZC 21.52.050; RMC 12.12

Access Improvements

- i. The type and location of the proposed site accesses are approved as shown on the Garbarino site plan prepared by LDC on June 11, 2020.
- Code Authority: RZC 21.52.03.E; RZC 21 Appendix 2
- ii. Direct vehicular access to 136th 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

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

- d. Street Lighting.** Illumination of the street(s) along all property frontages 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 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>

Provide a photometric analysis with all calculation points shown for the roadway. Adjust proposed streetlight locations and/or change the pole style, height and streetlight fixture type to achieve target light levels at the intersection of 136th Avenue NE and “Road A” per City standards.

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

- e. Safe Walking Route(s).** The Redmond Zoning Code requires that safe pedestrian linkages be provided between new developments and public facilities. The proposed subdivision is within a one-mile walking radius of the Mark Twain Elementary School. An interim four feet asphalt safe walk path on the south side of “Road A” along the Parcel 1246700333 frontage and along the east side of 136th Avenue NE between “Road A” and NE 100th Street, shall be provided.

Code Authority: RCW 58.17.060; RZC 21.17.010.F.2.; RZC 21 Appendix 2; RZC 21.52.030; RZC 21.74.020.I

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 ductile iron water main shall be extended through “Road A” (Public Road) from the existing eight-inch water main along 136th Ave. NE. This water main will be terminated at the property line in front of Lot 8. All water main is to be located under the paved road.

- There will be 14 single water services, one for each lot. One additional water meter may be required for HOA irrigation purpose.
- Two fire hydrants shall be installed along “Road A”.
- A blow off device shall be installed in the end of the water main to the east.
- Water main, fire hydrant, services including water meter boxes, blow off device are all located within City’s right-of-way. No additional easement will be required.

Code Authority: RZC 21.74.020.D

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

On site sewer:

- An eight-inch PVC sewer main shall be constructed along “Road A” almost the entire length towards 136th Avenue NE. This sewer will serve 14 development lots.
- The applicant will get a five-foot wide sewer easement along south side of neighboring Lot (parcel# 1246700300) property line in order to maintain minimum 10 feet sewer easement in north side of sewer main in accordance with the City of Redmond Design Requirements.
- From the east property line of Lot 8, the “Road A” becomes narrow, a minimum 18 feet wide utility access road must be built for City Vector Truck to access and turnaround using hammer head on top of the storm detention vault.

Offsite sewer:

- About 488 LF of eight-inch sewer main shall be constructed long 138th Ave NE within 30 feet of the existing City utility easement. The sewer main will be located at east side of the existing eight-inch water main with a minimum 10-foot separation.
- Three new 48-inch diameter manholes shall be installed in private land within the existing 30-foot wide existing city utility easements. All manholes must be accessible for city’s vector truck.
- About 132 LF of the existing 8-inch PVC sewer main and 125 LF of the existing 10-inch HDPE sewer main along NE 100th Street shall be replaced.
- The existing manholes (2D3SMH580 and 2D3SMH582) shall be replaced and deepened.
- A 14-foot wide paved sewer access road shall be built along the entire length of the sewer main along 136th Ave. NE with two-foot wide gravel shoulder in both side of access road in accordance with Standard Detail DG11. At intersection of NE 100th Street and 136th Ave. NE, a hammerhead turnaround area must be all paved and the street curb shall be constructed in south and east side of hammerhead.

Code Authority: RZC 21.74.020.D

- 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.

Code Authority: RZC 21.74.020.C, Appendix 3

Condition Applies: Civil Construction and Short Subdivision Document

- d. **Reimbursement Agreement.** Portions of this extension may benefit other properties and meet the criteria to be eligible for a reimbursement agreement. In order to be eligible for reimbursement, the City must have received a completed reimbursement agreement application prior to approval of civil drawings and the agreement must be fully executed, by the City, prior to commencement of construction of the facility.

Code Authority: RMC 13.12

Condition Applies: Prior to Pre-Construction Meeting

- e. **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 13.08.010, 13.12

Condition Applies: Prior to Permit Purchase

- f. **Reimbursement Fees:** Reimbursement fees for connection of sewer are required in the amount of \$8,266.44. These fees are due prior to issuance of Site Permit or other city permits, which allows connection to any sewer or water facility.

Code Authority: RMC 13.12.120

Condition Applies: Prior to Permit Issuance

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

Reviewer: Cindy Wellborn, Senior Engineer

Phone: 425-556-2495

Email: cwellborn@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 2-year peak flow up to the full 50-year flow. Detention shall be provided in a publicly maintained combination detention/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

b. Water Quality Control

- i. Basic water quality treatment shall be provided in a publicly maintained combination detention/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

- c. Public Stormwater Easements.** 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 and finalized for recording prior to issuance of a building permit or issuance of water meter or side sewer permits. 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 that encumber the property to be dedicated.

- i. 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 LDC dated 10/29/2019.

Code Authority: RZC 21.74.020.C

- d. Private Stormwater Easements.** Private stormwater easements 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 and final short subdivision recording, fully executed and recorded easements shall be provided to the Development Engineering Division.

Code Authority: RZC 21.74.020.C

Condition Applies: Civil Construction and Short Subdivision Document

e. Clearing and Grading.

- i. Connect the combination detention/wet vault discharge pipe to the existing public storm pipe in 138th Avenue NE

Code Authority: RMC 15.24.080

f. Temporary Erosion and Sediment Control (TESC).

- i. 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 Marshall

Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for the Garbarino Preliminary Plat 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 – Required access not in a public way shall be in a recorded Emergency Vehicle Access Easement and depicted on the plan. This includes, but is not limited to, “Road A”, fire turnaround.
- b. Fire Protection Plan - All new homes require approved fire sprinkler systems in accordance with NFPA 13d and RFD Standard 5.00.
- c. Change or Modification - All new fire hydrants shall be provided with wooden guard posts in accordance with Standard Detail 712. Locations of guard posts shall be depicted on both the Water and Fire Plans.
- d. Fire Code Permit - Separate fire installation permits are required for fire sprinkler systems and shall be obtained during the building permit process.

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. **Street Trees.** The following street trees are required to be installed in accordance with RZC 21.32.090 and Standard Detail 907. The minimum size at installation is 2 ½ inch caliper with CU-Structural Soil.

Street	Species	Spacing
136 th Avenue NE & “Road A”	Chanticleer Flowering Pear (Pyrus calleryana 'Chanticleer')	30 feet on-center

Code Authority: RZC 21.32.090

- b. **Tree Preservation Plan.** A Tree Preservation Plan depicting all significant and landmark trees required to be preserved or replaced as part of the site development must be provided with the civil construction drawings.

Code Authority: RZC 21.72.060.D

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

Code Authority: RZC 21.32

- d. **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

- e. **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 condition for additional information.

Code Authority: RZC 21.08.180.B

Condition Applies: Building Permit

- f. **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

- g. **Open Space.** The proposal includes both lot-by-lot and development-wide calculations in-order to meet the minimum 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

- h. **Impact Fees: Fire, Parks, School & Transportation.** For the purpose of Impact Fees, the use assigned for this project has been determined as single-family. Two existing single-family homes: one at 570 s.f. and one at 3,390 s.f. 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

- i. **Bonds.** Bonds for Landscaping, Tree Preservation and Tree Replacement bonds 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 the 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

- j. **Building Permit Submittal.** Items listed within the *Building Permit User Guide—Planning* shall be provided and remain code compliant 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*, Arborist Report (for in-fill lots), Tree Preservation Plan (for active plats), 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, your submittal will be rejected.

- k. **Affordable Housing.** The Garbarino Preliminary Plat shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20.050 by providing one affordable unit. 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 Human Services and Long-Range Planning staff.

Code Authority: RZC 21.20.050

Condition Applies: Building Permit

- l. **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.

Code Authority: RZC 21.30.070.D

Condition Applies: Civil Construction & Building Permit

- m. Construction Parking Requirements and Contact Information** A sign shall be posted on-site visible to the public throughout 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.

Code Authority: RZC 21.76.070.B.3.a.ii.A; Comprehensive Plan TR-19
 Condition Applies: Civil Construction & Building Permit

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 at the time of this approval conditions)

Water and Sewer

RMC 13.04:	Sewage and Drainage
RMC 13.07:	Wellhead Protection
RMC 13.08:	Installing and Connecting Water Service
RMC 13.10:	Cross-Connection and Backflow Prevention

RMC 13.25	Temporary Construction Dewatering
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 at the time of this approval conditions)
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 at the time of this approval conditions)
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
RCZ 21.64:	Critical Areas

Building

2015 International Building Codes (IBCs)
 2015 Uniform Plumbing Code
 2015 International Residential Code (IRC)