



Technical Committee  
VRSA Short Plat/Short Subdivision/Type II/Notice of Decision  
Transmittal Letter

September 15, 2021

Mr. Satvir Randhawa  
VRSA Homes, LLC  
6002 156<sup>th</sup> Avenue NE  
Redmond, WA 98052

**Subject: VRSA Short Plat, LAND-2020-01026, PR-2020-01276**

Location: 6002 156<sup>th</sup> Avenue NE, Parcel No. 9435300046

Dear Mr. Randhawa:

The City of Redmond Technical Committee has reviewed and approved the above-referenced proposal for a two-lot short subdivision with associated improvements. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see XI) for this project.

**NEXT STEPS**

This letter is a guide to assist you with next steps in the approval process now that your project has received approval for a short subdivision/Type II from the Technical Committee. Before beginning construction of your project, there are other review processes that must be completed. The next steps for this project include the Coordinated Civil Review and the Building Permit Review processes.

**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; the drawings must be reviewed and approved by all applicable divisions of Development Services. The ***Civil Drawing Checklist*** can be found on the City's website. 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 Heba Awad, Senior Utility Engineer at 425.556.2861 or [hawad@redmond.gov](mailto:hawad@redmond.gov).

**City Hall**

15670 NE 85th Street  
PO Box 97010  
Redmond, WA  
98073-9710

Additional information regarding the Coordinated Civil Review process and Record Drawings can be found at <https://www.redmond.gov/944/Coordinated-Civil-Review>.

**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 four 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: <https://www.redmond.gov/898/Development-Services>.

**Fees:** Application, permit, capital facilities charges and impact fee information can be found at: <https://www.redmond.gov/504/Development-Services-Fees>

If you have questions regarding process or the Notice of Decision Conditions of Approval, please contact the staff person for the appropriate City Department/Division listed below.

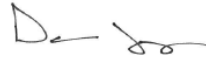
Department- Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Peter Lau	Senior Engineer	425.556.2715	plau@redmond.gov
Planning- Development Engineering/Water & Sewer	Heba Awad	Utility Engineer	425.556.2861	hawad@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Janelle Hitch	Senior Engineer	425.556.2488	jhitch@redmond.gov
Building	Erin Huffman	Plans Examiner	425.556.2490	ehuffman@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov
Planning – Development Review	Ben Sticka	Senior Planner	425.556.2470	bsticka@redmond.gov

The City’s Development Review Staff are available to meet with you regarding the development review process. Please contact Ben Sticka, Senior Planner at (425) 556-2470 or [bsticka@redmond.gov](mailto:bsticka@redmond.gov) or the appropriate Development Review Staff member listed above for additional information.

Sincerely,



Carol V. Helland, Director  
Department of Planning and  
Community Development



David Juarez, Director  
Public Works Department

**Technical Committee/Short Subdivision/Type II**  
**Notice of Decision**

**Project Name:** VRSA Short Plat/Short Subdivision/Type II

**Location:** 6002 156<sup>th</sup> Avenue NE, Redmond, WA 98052

**Project File Number:** LAND-2020-01026, PR-2020-01276


**Project Description:** A proposed two-lot short subdivision located in the R-4 (Single-Family Urban Residential) zone with associated improvements.

**Technical Committee Decision**  
**Approval with Conditions**

**Decision Date: September 15, 2021**  
**Appeal Deadline: September 29, 2021**

This decision may be appealed to the Hearing Examiner by filing an appeal with the Office of the City Clerk within 14 calendar days of the date of this decision. Appeal forms are available on-line at: <https://www.redmond.gov/155/City-Clerk>  
A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Ben Sticka, Senior Planner at 425 556-2470 or [bsticka@redmond.gov](mailto:bsticka@redmond.gov).

  
Carol V. Helland, Director  
Department of Planning and  
Community Development

  
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** make the final decision to approve, approve with conditions, or deny the application: LAND-2020-01026, Short Subdivision.

**Key Dates**

Neighborhood Meeting(s): N/A  
 Application/Completeness Date: November 13, 2020  
 SEPA: Exempt  
 Technical Committee Recommendation: August 25, 2021

**I. Proposal Summary**

The proposal calls for a two-lot short plat to be located on a 0.39-acre site located at 6002 156<sup>th</sup> Avenue NE. There is an existing 4,480 square-foot single-family residence on the site that is proposed to remain, as a part of the proposed project. The existing home is located on one of the two lots, closest to 156<sup>th</sup> Avenue NE. The subject site is located in an R-4 (Single-Family Urban Residential) zone.

**II. Site Description and Context**

The subject site currently contains one existing 4,480 sf home located on 0.39 acres. The proposal calls for the creation of a two-lot short subdivision. The existing home will remain, and one new home is proposed. The current zoning on the site is R-4 (Single-Family Urban Residential) zone. The intent of the R-4 zone provides for primarily single-family residential neighborhoods on lands suitable for residential development with an allowed base density of four dwellings per gross acre. This designation provides for stable and attractive suburban residential neighborhoods that have a full range of public services and facilities. To complement the primarily residential nature of these zones, some nonresidential uses are allowed. There are no critical areas on the subject site.

Adjacent	Existing Land Use	Zone
North	Single-family	R-4 (Single-Family Urban Residential) zone
South	Single-family	R-4 (Single-Family Urban Residential) zone
East	Single-family	R-4 (Single-Family Urban Residential) zone
West	Right-of-Way (156 <sup>th</sup> Avenue NE) and Single-family	R-4 (Single-Family Urban Residential) zone

**III. Site Requirements**

The site requirements listed in (RZC 21.08.060) for this R-4 district are:

Requirement	Requirement	Proposed
Average Lot Size:	7,000 sf	<b>Complies:</b> 8,400 sf
Minimum Lot Width Circle:	40 feet	<b>Complies:</b> 40 feet

Minimum Lot Frontage:	20 feet	<b>Complies:</b> 84 feet
Front Setback:	15 feet	<b>Complies:</b> 15 feet
Side/Interior Setback:	5 feet/10 feet	<b>Complies:</b> 5 feet/30 feet
Rear Setback:	10 feet	<b>Complies:</b> 20 feet
Minimum Building Separation	10 feet	<b>Complies:</b> 40 feet
Maximum Lot Coverage (for structures):	35 percent	<b>Complies:</b> Lot 1: 34.2%, Lot 2: 34.6%
Maximum Impervious Surface Area:	60 percent of total lot area	<b>Complies:</b> Lot 1: 52.3%, Lot 2: 49.2%
Minimum Open Space:	20 percent for lot by lot compliance	<b>Complies:</b> Lot 1: 20.04%, Lot 2: 20.04%
Maximum Height of Structures:	35 feet	<b>Complies:</b> 35 feet at building permit

**IV. 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 December 4, 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, 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 two written comments (Attachment, Public Comments).

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

1. On December 4, 2020, Mr. Doug Crandall submitted an email asking about the proposed lot sizes and zoning information, and also asked for a link to the proposed short plat.

**Staff Response:** On December 7, 2020, staff replied to Mr. Crandall acknowledging his email letter and shared that the lots will be approximately 8,400 sf and provided the zoning information for the subject site’s R-4 (Single-Family Urban Residential) zone. Staff also provided a link so that Mr. Crandall could complete a public records request for the plan set. On August 12, 2021 staff emailed Mr. Crandall to inform him that the project page on the City’s website includes all final plans and studies.

2. On January 12, 2021, Ms. Tara Prakriya submitted an email asking about possible environmental concerns related to the proposed two-lot short plat.

**Staff Response:** On January 12, 2021, staff replied to Ms. Prakriya that staff was currently reviewing the project and would identify any environmental concerns. On August 12, 2021 staff emailed Ms. Prakriya to inform her that no environmental concerns were found in reviewing the proposal and that the project page on the City’s website includes all final plans and studies.

**B. Neighborhood Meeting:**

**Staff Response:** A neighborhood meeting is not required for the proposed short subdivision per RZC 21.76.060.C.2

**V. State Environmental Policy Act (SEPA)**

The proposal is exempt from review under SEPA pursuant to WAC Exemption 197-11-800.6.d.

**VI. 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:** **RZC 21.08.180 has been met.** The proposal includes perimeter landscaping, which is adjacent to R-4 (Single-Family Urban Residential) zoned properties to the north, south and east and west both an existing right-of-way (156<sup>th</sup> Avenue NE) and R-4 (Single-Family Urban Residential) zoned property to the west. 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 home in the VRSA short subdivision.

**B. Tree Protection & Replacement**

The Redmond Zoning Code (RZC 21.72.060) 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: RZC 21.72.060 has been met.** There are two total trees currently on-site, including two significant trees (6-inches to 30-inches DBH) and zero landmark trees (over 30-inches DBH). The proposal includes the removal of zero trees.

The applicant is retaining 100 percent of the total trees on-site, which exceeds the required 35 percent tree retention requirement, thereby, complying with minimum tree retention requirements.

**C. Critical Areas**

Redmond Zoning Code (Chapter 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: RZC 21.64 has been met.** A report was prepared by Pioneer Engineers, Inc. on January 27, 2021, which confirms that there are no wetlands, streams, or related buffers on the site. In addition, there are no unique species or habitats on the site or state or Federally listed species. Therefore, the project has demonstrated compliance with RZC 21.64.

**D. 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 a lot-by-lot basis.

Lot by Lot Open Space Table		
Lot # & Lot Size (SF)	20% Required (SF)	As Proposed (SF)
1 – 7,017 SF	20% - 1,403 SF	20.04% - 1,406 SF
2 – 9,783 SF	20% - 1,957 SF	20.04% - 1,966 SF
<b>Total: 16,800 SF</b>	<b>Total – 3,360 SF</b>	<b>Total: 3,372 SF</b>

**Finding: RZC 21.08.170.L.2.a has been met.** The applicant has demonstrated compliance with open space requirements pursuant to RZC 21.08.170.L.2.a by exceeding the minimum requirement of 20% on each lot.

**E. Affordable Housing**



The Affordable Housing requirements outlined in RZC 21.20.030.C apply to all new single-family dwelling units within the Overlake Neighborhood for proposals with 10 or more new dwelling units.

**Finding: RZC 21.20.030.C does not apply.** As the proposed short subdivision is for two-lots, the affordable housing requirement does not apply to the proposed project.

#### F. Transportation

Redmond Zoning Code 21.17 requires the installation of transportation facilities and services necessary to support this development. This short subdivision development is proposing to divide the existing lot into two lots, and build one new residential dwelling on the newly created eastern lot.

**Finding: RZC 21.17 has been met.** The project, as conditioned, will provide a companion ADA ramp and upgrade the adjacent impacted ADA ramp, which is located at the northwest corner of Northeast 60th Street and 156th Avenue NE intersection; extend the existing driveway to the east, to connect with the new residential building, and accommodate a (Single-Unit Truck) SU-30 service vehicle loading and unloading on site; and provide a 10-foot sidewalk and utility easement at the subject property frontage. The proposal will satisfy the Transportation Standards per RZC, Appendix 2, A, 21; RCW 35.68.075; RZC, 21.40.010, E, 6 and 8; RZC, Appendix 2, Table 2; and Redmond Standard Specifications and Details; with no adverse impact to the transportation system.

#### G. Stormwater

The Redmond Municipal Code 15.24 and the 2019 Stormwater Technical Notebook (STN) requires that projects meet minimum requirements that apply per threshold requirements. This project is required to meet minimum requirements Numbers one through nine, as defined in the Washington State Department of Ecology Manual and the City's Stormwater Technical Notebook.

**Finding: Redmond Municipal Code 15.24 and the 2019 Stormwater Technical Notebook (STN) requirements have been met.** Stormwater management for this short plat is proposed to be accomplished using primarily dispersion. Dispersion trenching will be used for stormwater from hard surfaces on the site. The dispersion trenching provides on-site stormwater management as required under Minimum Requirement Number five. The project falls below the secondary threshold requiring flow control as configured. The project falls below the secondary threshold requiring runoff treatment. The proposed stormwater management is in compliance with the City of Redmond's Municipal code and the Washington State Department of Ecology Manual.

#### H. Utilities

The Water and Wastewater System Extensions Design Requirements and RZC 21.74.020.D requires the project to be served by adequate public water and sanitary sewer meeting the design standards.

**Finding: Water and Wastewater System Extensions Design Requirements and RZC 21.74.020.D have been met.** The project, as conditioned, will install, (1) a new one-inch water meter connecting from the existing water main with a new 2-inch service line and (2) a new six-inch side sewer connection, on 156<sup>th</sup> Ave NE per the Redmond Standard Specifications and Details.

#### VII. 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 R-4 (Single-Family Urban Residential) zone. The proposed two-lot subdivision including one existing 4,400 sf single-family dwelling is consistent with the density of development allowed within the R-4 (Single-Family Urban Residential) zone and will be adequately served by the existing right-of-way (156<sup>th</sup> 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 Short Subdivision 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 reviewed against the short plat decision criteria. The VRSA short plat proposal was reviewed for consistency with the Comprehensive Plan to confirm the proposed development is consistent with citywide and applicable neighborhood goals of the Overlake 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. Refer to the analysis in Section VII of this staff report for findings related to the proposal’s conformance with the Comprehensive Plan. 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. The proposed two-lot short subdivision is exempt from SEPA pursuant to WAC Exemption Citation 197-11-800.6.d All required internal technical review and public notice for this project has been completed and confirmed to be in compliance with Article VI, Review Procedures and has been heard by the Technical Committee as the final step in the application review process. The Technical Committee has recommended conditions of approval (Section XI), 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:

Comp Plan Policy	How the project complies, supports or aligns.
HO-15: Ensure that new development is consistent with citywide and applicable neighborhood goals and policies, including	The applicant’s proposal meets all applicable zoning Code requirements and aligns with HO-15: including, but not limited to the following: site standards,

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but not limited to sustainable site standards, landscaping requirements, building design guidelines and affordability.	infrastructure standards, affordable housing and environmental policies as outlined within this report.
HO-18: Ensure an appropriate supply and mix of housing and affordability levels to meet the needs of people who work and desire to live in Redmond, especially near existing and planned employment centers, such as Downtown, Overlake and SE Redmond.	The applicant’s proposal to develop a two-lot short plat meets the intent of HO-18 policy as it seeks to add an additional home to the Overlake Neighborhood, which will meet the needs of people who work and live in the Overlake Neighborhood and will add to the City’s housing supply by providing additional housing options.
HO-39: Encourage housing ownership or rental opportunities for all economic segments of the Redmond community.	The proposed two-lot short plat aligns with HO-39 as it will create two new lots and provide an opportunity for housing ownership in the rapidly growing Overlake Neighborhood.
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.	The proposed project is located on a site that contains one existing home: 4,480 sf, which will remain as a part of the proposed two-lot short plat. 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, south and east sides, which are also R-4 (Single-Family Urban Residential) zones and right-of-way (156th Avenue NE) and R-4 (Single-Family Urban Residential) zoned property to the west. (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.
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.	Residential Development and Architectural, Site and Landscaping Design Regulations outlined in RZC 21.08.060, as well as the R-4 (Single-Family Urban Residential) zone and the Overlake Neighborhood regulations stipulate the design criteria in the City of Redmond. The VRSA plat proposal will incorporate moderate density with a range of housing sizes.
OV-66: Allow a mix of housing types and a range of choices, while maintaining the overall single-family character of established developments within Overlake.	The proposed two-lot short plat will meets the intent of OV-66 as it both will allow a new two-lot short plan, which will include a range of choices, but will keep one of the existing homes too that maintains the overall single-family character of the neighborhood.

**VIII. Short Subdivision Type II 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 conforms to the goals, policies and plans set forth in Redmond Comprehensive Plan. Refer to the analysis in Section VII of this staff report for findings related to the proposal’s conformance with Criteria Applicable to All Land Use Permits.

**Response:** The proposed VRSA short subdivision is located within the Overlake Neighborhood, as identified in the Redmond Comprehensive Plan Map.

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

**Response:** The VRSA Short Subdivision has been developed in accordance with Redmond Zoning Code – R-4 (Single-Family Urban Residential) zone and the Overlake 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 & RZC 21.76.050). Refer to the analysis in Section VII of this staff report for findings related to the proposal’s conformance with the Decision Criteria and Procedures for Approval of a Short Subdivision. The Short Subdivision application was deemed complete on November 13, 2020 and fulfilled all applicable submittal requirements on file with the Planning Department at the time of submittal.

- d.i. 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 Overlake Neighborhood plan within the Comprehensive Plan. The site will take access from a single access point from 156<sup>th</sup> Avenue NE. The street layout including their locations and widths provide safe and orderly traffic circulation. The proposed development is anticipated to generate 9.32 new daily vehicle trips, 1.48 trips generated during the AM peak hours and 1.98 new trips generated during the PM peak hours. This information was confirmed by Peter Lau, Senior Transportation Engineer who reviewed and approved the proposal.

- d.ii. The proposed short subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the subdivision.

**Response:** The proposed short subdivision will be adequately served with City approved water and sewer facilities and other appropriate utilities as demonstrated within the plan set.

d.iii. The proposed short subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the subdivision.

**Response:** The proposed short subdivision will be adequately served with City approved parks, recreation, playgrounds and open space. The proposal sets aside 3,372 square feet of open space whereas 3,360 square feet are required. Additionally, one park and one trail (Westside Park and Bridle Creek Trail) are both located within approximately 300 feet of the subject site, thereby demonstrating compliance with minimum open space standards and proximity to local parks and trails. The proposed short subdivision will be conditioned to pay park impact fees in effect at building permit issuance.

d.i.v. The proposed short subdivision will be adequately served with City approved schools and school grounds.

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

d.v. The proposed short 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 Rush Elementary School, which is approximately 0.34 from the site. Rose Hill Middle School is located approximately 2.15 miles from the site. Finally, Lake Washington High School is located 3.07 miles from the site. A safe walk route is available to schools within one mile of the project. School bus service will be provided to the elementary, middle and high school.

d.v.i. The proposed short subdivision makes adequate provisions to serve the public interest and makes appropriate provisions for the public health, safety and welfare.

**Response:** The proposed short 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 health, safety and welfare as shown in the plan set.

e. Geotechnical considerations has 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 was submitted, reviewed and deemed appropriate by the City’s Development Review Engineering division 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 short subdivision.

**IX. Code Deviations Granted**

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

**Deviation:** Perimeter Landscaping Buffer: A Deviation to allow a portion of the short plat to not include the required five-foot landscaping transition buffer around the perimeter of the site was approved by the Technical Committee on May 5, 2021. The deviation was granted due to conflicts with proposed utilities and Fire, as required maintenance and Fire vehicle access could not be adequately accommodated without approval of the Deviation.

Code Authority: RZC 21.08.080 & 21.32.050.P

**X. Vesting/Approval Expiration**

Subdivision applications vest to the development regulations in effect when the permit application is deemed complete. The approval of this project shall expire two years from the date of this decision, unless an approval extension is granted. Extensions can be requested on a yearly basis if proper justification is demonstrated (see RZC 21.76.090.C.2). Requests for extensions must be submitted in writing to the Technical Committee via the project planner at least 30 days prior to the approval expiration date.

**XI. 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	6/27/21	<i>and as conditioned herein.</i>
SEPA Checklist	2/27/21	<i>and as conditioned herein. SEPA exempt.</i>
Conceptual Landscaping Plan	6/27/21	<i>and as conditioned herein.</i>

Conceptual Lighting Plan	6/27/21	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	6/27/21	<i>and as conditioned herein.</i>
Stormwater Design	6/22/21	<i>and as conditioned herein.</i>

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

1. **Development Engineering - Transportation and Engineering**

Reviewer: Peter Lau, Senior Engineer

Phone: 425-556-2715

Email: [plau@redmond.gov](mailto:plau@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) 10-foot wide sidewalk and utility easement, granted to the City of Redmond, abutting the 156<sup>th</sup> Avenue NE right-of- way.
  - (b) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

**Code Authority:** RZC, Appendix 2, Table 2.

- b. **Construction Restoration and Street Overlay.** In order to mitigate damage due to trenching and other work on 156<sup>th</sup> Avenue NE and NE 60<sup>th</sup> Street, the asphalt street shall be planed, overlaid, and/or patched, per COR SD 202, 203 or 301, where applicable.

**Code Authority:** RMC 12.08; Redmond Standard Specifications & Details.

c. **Street Frontage Improvements**

- i. ADA ramp requirements:

Curb ramps for persons with disabilities are required to all new curb construction at the intersection of 156<sup>th</sup> Avenue NE and NE 60<sup>th</sup> Street, and to all replacement curbs constructed in combination with sidewalks, paths, or other pedestrian access ways. For this development, the developer is required to provide a companion ADA ramp, and upgrade the adjacent impacted ADA ramp, at the NW corner of the NE 60<sup>th</sup> Street and 156<sup>th</sup> Avenue NE intersection.



**Code Authority:** RZC, Appendix 2, A, 21; RCW 35.68.075.

**d. Access Improvements**

- i. The type and location of the proposed site accesses are approved as shown on the VRSA Short Plat site plan prepared by Haozous Engineering, P.S. Civil Engineering on June 22, 2021.

**Code Authority:** RZC 21.52.030.E; RZC Appendix 2; Redmond Standard Specifications & Details.

- ii. The following driveways are required to be improved as specified below:

- The developer will extend the existing driveway to the east to connect with the new residential building, and is required to accommodate SU-30 service vehicle loading and unloading on site for the new residential building.

**Code Authority:** RZC, 21.40.010, E, 6 and 8

**2. Development Engineering – Water and Sewer**

**Reviewer:** Heba Awad, Senior Utility Engineer

**Phone:** 425-556-2861

**Email:** hawad@redmond.gov

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

The Developer will install a new one-inch water meter to connect the new single-family home to the existing two-inch water service line as shown on the plans.

**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:

The Developer will install forty-three feet of six-inch side sewer to connect the new single-family home to the existing side sewer and cleanout previously installed by lot one as shown on the utility plans.

**Code Authority:** RZC 21.74.020.D

- c. **Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. In certain limited circumstances, at the sole determination of the City of Redmond, water meter and/or side sewer permits may be issued prior to completion of improvements and/or administrative requirements. In such cases, various additional guarantees or requirements may be imposed as determined by the Development Engineering Division. All reimbursement fees shall be paid prior to sale of water and side sewer permits.

**Code Authority:** RMC 13.08.010, 13.12

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

**Reviewer:** Janelle Hitch, Senior Engineer

**Phone:** 425-556-2488

**Email:** [jhitch@redmond.gov](mailto:jhitch@redmond.gov)

- a. **Water Quantity Control:**  
Water quantity control per Minimum Requirement 7 is not required. The project falls below the thresholds established for Minimum Requirement 7. If later design revisions result in the project exceeding the threshold, this project may need to provide for water quantity control.

**Code Authority:** RZC 21.74.020.D; RMC 15.24.080.9

- b. **Water Quality Control**  
Water quality treatment is not required. This project falls below the thresholds established for Minimum Requirement 6. If later design revisions result in the project exceeding the threshold, this project may need to provide for runoff treatment.

**Code Authority:** RZC 21.74.020.D; RMC 15.24.080.8

- 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.

- i. No public stormwater easements required.

**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, fully executed and recorded easements shall be provided to the Development Engineering Division.

**Code Authority:** RZC 21.74.020.C

- e. **Clearing and Grading.** No site-specific conditions.

**Code Authority:** RZC 21.74.020.J; RMC 15.24.080

- f. **Temporary Erosion and Sediment Control (TESC).**

- i. Rainy season work permitted October 1<sup>st</sup> through April 30<sup>th</sup> with an approved Wet Weather Plan.

**Code Authority:** RMC 15.24.080

- g. **Landscaping.**

- i. All new landscaped areas within the project site are required to have compost amended soils. See City of Redmond Standard Detail 632 for requirements.

**Code Authority:** RZC 21.32

- h. **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](http://www.ecy.wa.gov/pubs/0710044.pdf).

**Code Authority:** Department of Ecology Rule

- i. **Regional Capital Facilities Charge:** No regional capital facilities charge (CFC) applies to this project. The citywide CFC does apply. Please see the Development Engineering Fee Schedule for current fee information.

**Code Authority:** RMC 13.20.040 -Citywide

## 5. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: [sturner@redmond.gov](mailto:sturner@redmond.gov)

The current submittal is generally adequate for LAND-2020-01026 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
  - i. All required fire access roadways as shown on the fire plan shall be recorded as an Emergency Vehicle Access Easement (EVAE).
  - ii. An Emergency Vehicle Operating Area (EVOA) shall be provided within 150 feet of all portions of the house to be built on Lot 2.
  - iii. All required fire access roadways shall meet the requirements of RFDS 2.0 Access.
- b. Fire Protection Plan
  - i. All new homes are required to be outfitted with an NFPA 13D compliant fire sprinkler system.
  - ii. All new homes shall be within 300 feet of a hydrant.
- c. Fire Code Permit –
  - i. Residential fire sprinkler permit.
  - ii. Demolition permits required for removal of a structure.
  - iii. A permit is required for removal of underground storage tanks.

**Code Authority:** RMC 15.06; RZC Appendix 2, Redmond Fire Department Standards and Redmond Standard Specifications and Details

## 6. Planning Department

Reviewer: Ben Sticka, Senior Planner

Phone: 425-556-2470

Email: [bsticka@redmond.gov](mailto:bsticka@redmond.gov)

- a. **Tree Preservation Plan.** A Tree Preservation Plan depicting all significant and landmark trees required to be preserved as part of the site development must be provided with the civil construction drawings. A map of all retained trees shall be shown and recorded at the time of final plat.

**Code Authority:** RZC 21.72.060.D

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

**Code Authority:** RZC 21.32

- c. **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

- d. **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

- e. **Planting Standards.** Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted a minimum of 8 feet from the centerline of any water/sewer lines, unless otherwise approved and provisions provided. Shrubs shall be planted to maintain at least 4 feet of clearance from the center of all fire hydrants/connections.

**Code Authority:** RZC 21.32.080

- f. **Open Space.** The proposal includes development-wide calculations to meet the open space requirements. Each lot shall include a minimum of 20 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.L2.a

**Condition Applies:** Building Permits and Final Plat Document

- g. **Bonds.** Bonds for Landscaping, Tree Preservation, Tree Replacement and Mitigation shall be provided no less than 5 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 21.767.090.F

**Condition Applies:** Building Permit

- h. **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.

**Code Authority:** RMC 15.08, 12, 14, 16, 18 & 20

- i. **Archeological and Historical Preservation:** A professional archaeological monitor shall be present to monitor all ground disturbing activities and that an archaeological MIDP shall be prepared and submitted to DAHP and the interested Tribes for review prior to ground disturbance.

**Code Authority:** RZC 21.30.070.D

**Condition Applies:** Civil Construction & Building Permit

- j. **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

## **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 21.54	Utility Standards
RMC 12.08	Street Repairs, Improvements & Alterations
RMC 12.12	Required Improvements for Buildings and Development
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.G.3	Preconstruction Conference
RZC 21.76.090.F	Performance Assurance
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Record Drawing Requirements, February 2021
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)

### Water and Sewer

RMC 13.04	Sewage and Drainage
RMC 13.08	Installing and Connecting Water Service
RMC 13.10	Cross-Connection and Backflow Prevention
RZC 21.54.010	Adequate Public Facilities and Services Required
RZC Appendix 3	Design Requirements for Water and Wastewater System Extensions
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond	Design Requirements: Water and Wastewater System Extensions – April 2019.

### Stormwater/Clearing and Grading

RMC 15.24	Clearing, Grading, and Storm Water Management
RZC 21.32.080	Types of Planting
RZC 21.64	Critical Areas
RZC 21.64.060	Geologically Hazardous Areas
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond	Stormwater Technical Notebook, Issue No. 8, Amended June 5, 2019
Department of Ecology	Stormwater Management Manual for Western Washington (amended December 2014)

### Fire

RMC 15.06	Fire Code
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Fire Department Design and Construction Guide
City of Redmond	Fire Department Standards

### Planning

RZC 21.12	Overlake
RMC 3.10	Impact Fees
RZC 21.32	Landscaping and Tree Protection
RZC 21.40	Parking Standards
RZC 21.64	Critical Areas

### Building

RMC 15.08	Building Code
RMC 15.12	Electrical Code
RMC 15.14	Mechanical Code
RMC 15.16	Plumbing Code
RMC 15.18	Energy Code
RMC 15.20	Ventilation and Indoor Air Quality Code