



May 18th, 2017

Hamid Korasani
Sazei Design Group, LLC
6608 110th Ave Ne
Kirkland, WA 98033

Via Email: hamidkorasani@yahoo.com

Subject: Response to undergrounding overhead utilities Deviation Request (DEVREQ-2017-00464) for the for the Tom Short Duplex on Parcel No. 1246700231

Dear Mr. Korasani:

The City of Redmond received your letter dated May 4, 2017 requesting a deviation on undergrounding overhead utilities as required for your duplex project. The City of Redmond Technical Committee considered the deviation request and has decided to deny your request.

Per Redmond Zoning Code 21.17.020, undergrounding overhead utilities is required except for single-family house or minor residential development. The project is not a single-family house, nor a minor residential development, which is defined as remodeling or addition development. In addition, almost all the overhead utilities on 134th Ave NE have or scheduled to be underground except for your lot and the one to the North. Based on the above city code requirement and justification, the Technical Committee is requiring you to underground the overhead utilities along NE 100th Street and along 134th Avenue NE. Please work with Puget Sound Energy to have this work done. The PSE plans will need to be submitted to the City as a part of your frontage improvements plans for civil review.

In reviewing your request, the Technical Committee considered the requirements of Redmond Zoning Code 21.17.030. The development contributes to the need for the required improvements. The proposed project triggers undergrounding of overhead utilities per 21.17.020 and does not meet the exemption as it is not a single family home or minor residential development. The project will have vehicular access along both frontages of the lot. The project is only being required to provide undergrounding for the frontages of the lot, in rough proportion to the overall undergrounding of utilities in the neighborhood. Other measures listed in 21.17.030 will leave a gap in the neighborhood undergrounding that is



taking place (described in the previous paragraph) and shift the burden of undergrounding to the City or PSE, which is not in the public interest.

The Technical Committee's decision may be appealed to the Hearing Examiner by filing an appeal with the Planning and Community Development Department within fourteen (14) calendar days of the date of the reconsideration decision. Appeal forms are available on-line at www.redmond.gov. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period.

Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Lisa W. Rigg".

Lisa Rigg, P.E.
Development Engineering Manager

Cc: Rob Crittenden, P.E., Traffic Operations Manager, Public Works
Don Cairns, P.E., Transportation Planning Manager
Min Luo, P.E., PTOE, PTP, Senior Transportation Engineer
Andy Chow, P.E., Senior Transportation Engineer
Colin Sherrill, Associate Engineer
Brittany Wise, Administrative Specialist