

SAZEI Design Group, LLC6608 110th Ave. N. E.
Kirkland, WA. 98033

Tel: (425) 214-2280

January 27, 2017

Ms. Paulette Norman, P.E.
Development Engineering & Construction Manager
City of Redmond MS: 2SPL
15670 NE 85th Street
PO Box 97010
Redmond, WA. 98073-9710

Project: Building Permit Folder # BPLN-2015-02128
Owner: Tom and Andrea Short
Project Address: 13404 NE 100th Street Redmond, WA. 98033
Parcel # 1246700231—**Zoning:** RIN
Project Scope: Demolition of existing house & Construction of New Home

Subject: **Deviation Request to obtain approval to Leave “Overhead Power & Communication lines as existing and not to underground them”.**

Dear Ms. Norman,

We are writing to seek administrative approval to exempt the above referenced project as a “Minor Residential Development” from requirements of undergrounding “Overhead Power & Communication Lines along public right-of-way as a part of the frontage improvements.

As we discussed during our meeting(s) and several follow ups with yourself, Steve Fisher, Colin Sherril, and Andy Chow, the “owner of this property” strongly feels that such high cost burdens of undergrounding the overhead lines along (2) street frontage is excessive and considered unfair for a single home owner to absorb such “WIDE SPREAD COST” when developing his site to build a family home; furthermore, installation of three additional poles would be required due to existing configuration of the overhead utilities which creates more obstacles undermining the original goals on undergrounding such lines. Project proposes construction of a Family duplex that is located on an existing single-family corner lot and is not to be subdivided. The following narrative will describe the nature of the request for this deviation:

Description of Deviation

The request for this deviation is to exempt the requirements for undergrounding utility lines along the TWO public right-of-ways of this project due to increasing complexities by having to install (3) additional power poles, deterring from aesthetic goals, minimizing public safety, and the high cost burdens for the proposed minor residential development. Property owner has been advised that as a part of the frontage improvement package, the overhead distribution lines along 134th Ave NE and NE 100th Street need to be undergrounded

for constructing their NEW home on existing residential lot. This deviation and the related supporting documents are in reference to City of Redmond Comprehensive Plan (UT-14; UT-15) and Redmond Zoning Code (RZC 21.54). Redmond Zoning Code section (RZC 21.54.020(B)(1) clearly indicates exemption for minor residential facilities and single family residence. Frontage improvements along 134th Ave NE in front of this subject property have been partially constructed by the previous development to the North. Along the South property line, there is currently no ditch or side walk on NE 100th street; however the owner is committed to provide street frontage improvement including: sidewalk, drainage ditch, landscaping, etc. Upon approval of this deviation, plans for street frontage improvements per standards of City of Redmond will be submitted for permit.

I. PROJECT SUMMARY

File Number: Building Permit Folder: BPLN-2015-02128

Location of Property: 13404 NE 100th Street, Redmond, Washington 98033
Identified by King County Assessor tax parcel number 1246700231

Zoning District: RIN—Willows/Rose Hill Neighborhood

Description of Application: City of Redmond Zoning Code requires this deviation to exempt the undergrounding the utility lines

II. EVALUATIONS & FINDINGS OF FACT

- Redmond Zoning Code requires street improvements for all new construction including single-family residence. Street improvements depend on existing conditions. Generally, improvements consist of constructing ½ street improvements that may include curb, gutter, ditch, planter strip, sidewalks, storm drainage, streetlights, and undergrounding overhead utilities.
- City of Redmond Zoning Code currently exempts new single-family homes and minor residential developments (This project is considered minor residential development) on existing lots from requirements to bury utility distribution lines along public right-of-way. This type of development will still be required to underground service lines within the site to the connection point at the utility pole. The main reason for approving this exemption that was initiated by Planning Commission and the City Council in 2011, is in response to observations that minor residential development, can be burdened with disproportionately high costs relating to utility undergrounding. Typical costs for undergrounding utility distribution lines, as part of a new construction of this type of minor residential development, may range from \$30,000 to \$65,000, which can be a large portion of the overall project cost of undergrounding the entire corridor. The cost of undergrounding the overhead lines in front of this property far exceeds the range of costs indicated above due to complexity of existing conditions and having to re-install three additional poles as described below and confirmed by Puget Sound Energy (PSE) engineering department.

- In order to underground overhead utilities lines, the power pole at the corner of 134th Ave NE and NE 100th Street needs to be removed as confirmed by PSE. Removal of this pole will require installation of three new poles at the edges of where the underground conversion will go as follows:
A-One at the NW corner of this lot
B- One at the SE corner of this lot
C- One on the other side of 134th Ave NE (West shoulder)
Due to the new development on the south side of this property, an additional power pole has since been installed which also needs to be removed as a result of this overall conversion (Please refer to email from PSE dated January 4th and photo exhibit "A")..
- Prior to September of 2016, there was ONLY ONE power pole located at the Northeast corner of 134th Ave NE and NE 100 Street. We discovered that the trees were cut/trimmed and a NEW Power Pole had been installed along the west side of the subject property on 134th Ave NE . We contacted PSE and Frontier to find out about this new pole and we were told that the new pole was installed because the plat under construction to the south of this property needed to remove a guy pole on their side of the street; as a result a new pole needed to be installed on our side of the street making the undergrounding for this property even more complex and with added costs. (Please refer to email from PSE dated January 24th and photo exhibit "B").
- Based on the existing condition of this site with respect to overhead utilities lines, incremental undergrounding of the existing aerial lines is NOT economically feasible nor is it satisfactory to the global intent of the City of Redmond program. The property owner recognizes the benefits of this program and is committed to participate in the overall undergrounding of aerial lines as part of any area wide effort undertaken by either the City of Redmond or the Puget Sound Energy.
- It should also be noted that street improvements along 134th Ave NE has been recently done and undergrounding existing aerial lines at this point would require removal of newly constructed frontage.
- Proposed development will provide Street lighting (If Required) as a part of the street frontage development that enhances the vehicular traffic and safety of pedestrians.
- City of Redmond comprehensive plan directs the City and Private developers to relocate new and existing utility distribution and service lines underground to promote aesthetics; safety and security; and environmental quality; the ultimate goal of this program can NOT be achieved since removal of "ONE" pole would require installation of "THREE" additional poles contrary to the global intent of this program.
- This site is located within the residential area and is categorized as low traffic volume; there have been "NO" complaints on file related to the existing conditions of utility poles and associated components.
- It should also be noted that the owner of this property is intended to occupy the entire faculty as a single residence after completion of construction.

III. CONCLUSIONS ,RECOMMENDATIONS & IMPROVEMENTS

We are proposing the following alternates/improvements to compensate for the above listed deviation:

- This project proposes to develop the frontage street improvement along both 134th Ave Ne and NE 100th Street.
- To further enhance the vehicular and pedestrians safety, street lighting (if Required) is being proposed under this development.
- Additional Handicap access and ramp will be provided at the intersection of 134th Ave Ne and NE 100th Street.
- Pedestrian access will be improved by constructing new sidewalks ob both streets and around the corner of 134th Ave NE and NE100th Street
- Project proposes to install new drainage ditch along NE 100th Street as a part of the frontage improvements; this will also clean up several drainage catch basins along NE 100th Street.
- Owner agrees to provide additional traffic signage to improve the traffic safety (If needed).
- Concrete crosswalks, per the City of Redmond Standard Details, will be installed along both streets as a part of the street improvement permit.

Material(s) submitted with this request include:

- a. Proposed alternates letter (this Letter)
- b. Copy of the City of Redmond code reference
- c. Architectural Site plan
- d. Photo Exhibits "A", "B".
- e. Copy of email from PES, Puget Sound Energy engineer
- f. Copy of email by Andy Chow, City of Redmond Public Works Department

We trust that this letter sufficiently addresses the request for exempting the overhead utilities so the construction of proposed residential facility can commence. If you have any questions regarding the work proposed or require further clarifications, please feel free to contact me at (425) 214-2280, or via e-mail at hamidkorasani@yahoo.com . Your swift response to this matter is greatly appreciated.

Sincerely,

SAZEI Design Group, LLC

hamid korasani

Hamid G. Korasani, P. E.
Principal



Johnson, Mike - Transmission <Mike.Johnson@pse.com>

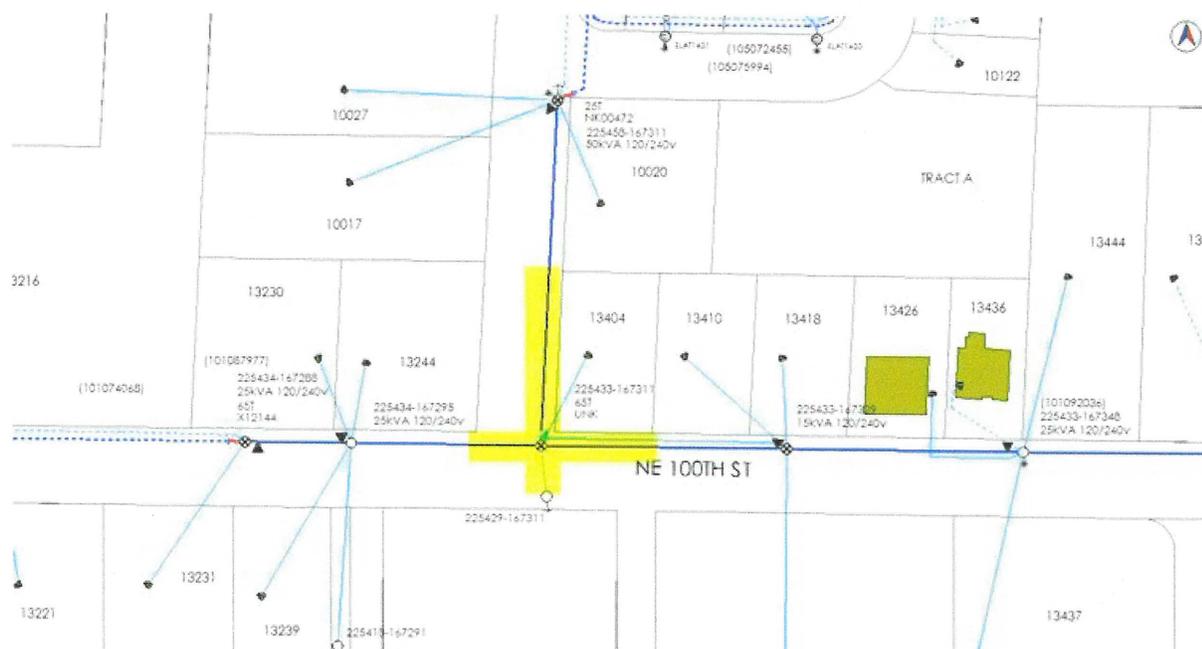
To

hamidkorasani@yahoo.com

Jan 4 at 10:40 AM

Hi Hamid,

Below is a map of the overhead lines you would likely be responsible for converting underground if you redevelop your property at 13404 NE 100th St. While I cannot scope the project until an application is submitted and I've visited the site, typically in a project like this we would remove the pole at the corner of 134th and NE 100th St, and then set three new poles at the edges of where the underground conversion will go (one at the NW corner of your lot, one at the SE corner, and one on the other side of 134th).



Please let me know if you have any questions.

Thanks

Mike Johnson

Engineer

Customer & System Projects, PSE

Office: (425)462-3710

Cell: (206)430-0149

michael.johnson@pse.com

EXHIBIT "A"

NEW PLE ADDED (NOV. 2016)
PSE - 225445
167 291



EXHIBIT "A"

TREES - CUT & TRIMMED BY PSE

NEW GUY POLE
INSTALLED
NOVEMBER
2016



EXHIBIT "A"

[Print](#) - [Close Window](#) - Click More at the bottom of the email to print single message

Subject:	RE: Power OH/UG Conversion on NE 100th St
From:	Johnson, Mike - Transmission (Mike.Johnson@pse.com)
To:	hamidkorasani@yahoo.com;
Cc:	Erik.Guerra@pse.com;
Date:	Tuesday, January 24, 2017 2:04 PM

Hi Hamid,

Erik was able to find out some more about the new pole near your property. It was installed because the plat under construction to the south of your property needed to remove a guy pole on their side of the street. Because that pole needed to be removed, a new pole needed to be installed on your side of the street.

Please let me know if you have any questions.

Thanks

Mike Johnson

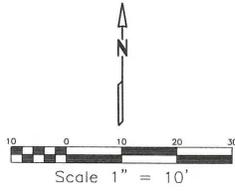
Engineer

Customer & System Projects, PSE

(425)462-3710

michael.johnson@pse.com

EXHIBIT "B"



- LEGEND:**
- BO BLOWOFF
 - CB CATCH BASIN
 - EJB ELECTRICAL JUNCTION BOX
 - CPW CREEP HYDRANT
 - PIE POLE
 - MB MAIL BOX
 - PPV POWER POLE
 - PPW POWER POLE W/APPARATUS
 - STLL POWER POLE W/STAIRS/LIGHTHAUS
 - PV POWER VALVE
 - SDM STORM DRAIN MANHOLE
 - SDR SDR
 - SSCO SANITARY SEWER CLEANOUT
 - SSM SANITARY SEWER MANHOLE
 - WM WATER METER
 - WV WATER VALVE
 - B BRCH
 - F FIRE
 - FR FRIAR

- SYMBOLS LEGEND:**
- BOLLARD
 - ↑ BLOW OFF
 - CATCH BASIN
 - FIRE HYDRANT
 - ⊕ MAIL BOX
 - POWER POLE (AS NOTED)
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ CONFRG (AS NOTED)
 - DECEDOUS (AS NOTED)
 - GAS LINE
 - OVERHEAD POWER LINE
 - WATER LINE

STRUCTURE DETAILS

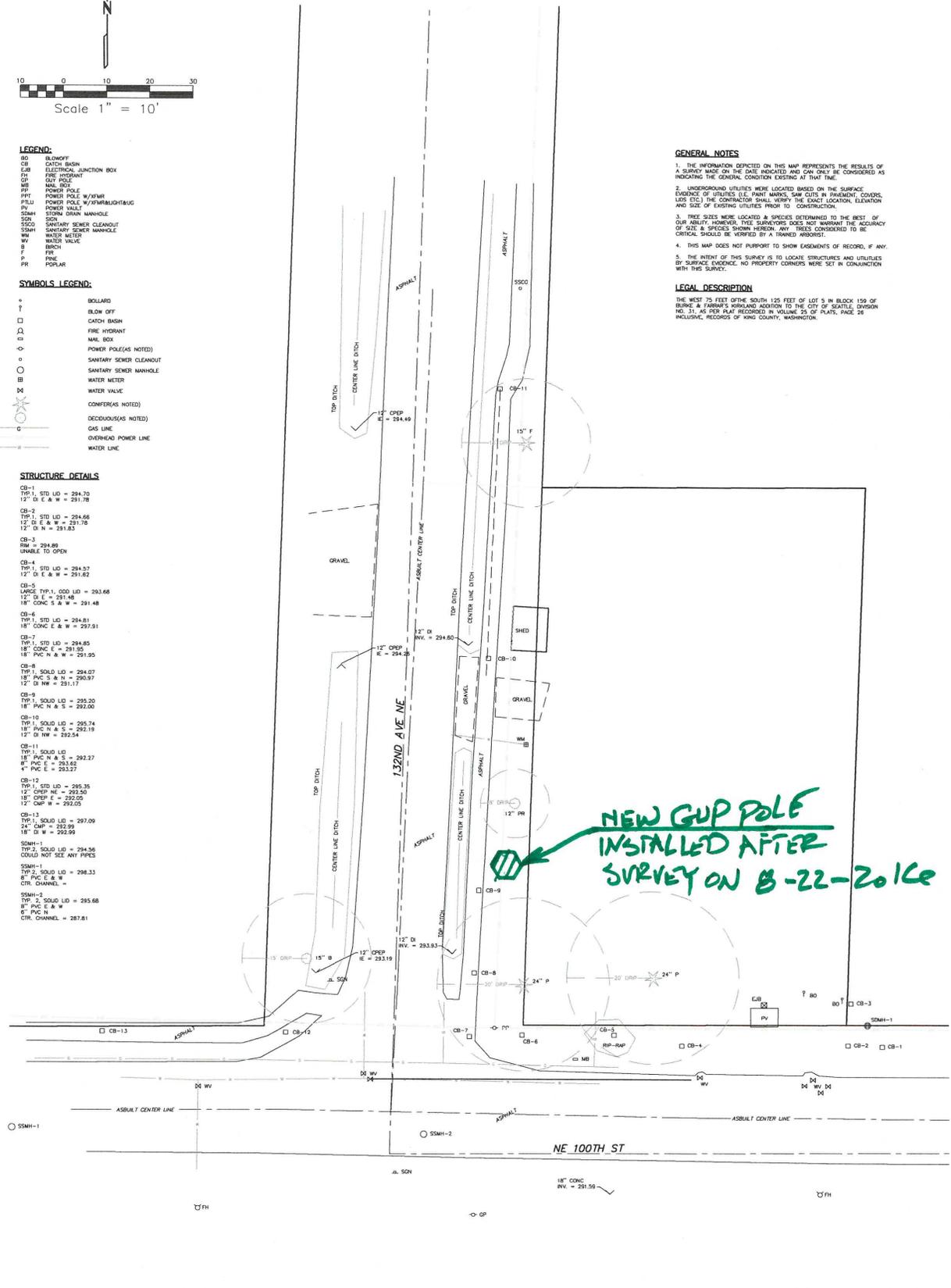
- CB-1
TYP. 1, STD. LD = 294.70
12" Ø E & W = 291.28
- CB-2
TYP. 1, STD. LD = 294.68
12" Ø E & W = 291.78
12" Ø N = 291.83
- CB-3
RM = 294.89
UNABLE TO OPEN
- CB-4
TYP. 1, STD. LD = 294.57
12" Ø E & W = 291.62
- CB-5
LINED TYP. 1, STD. LD = 293.66
12" Ø E & W = 291.48
18" CONC S & W = 291.48
- CB-6
TYP. 1, STD. LD = 294.81
18" CONC E & W = 291.91
- CB-7
TYP. 1, STD. LD = 294.85
18" CONC E & W = 291.95
18" PVC N & W = 291.95
- CB-8
TYP. 1, SOLID LD = 294.07
18" PVC N & W = 296.97
12" Ø NW = 291.17
- CB-9
TYP. 1, SOLID LD = 295.20
18" PVC N & S = 292.00
- CB-10
TYP. 1, SOLID LD = 295.74
18" PVC N & S = 292.19
12" Ø NW = 292.24
- CB-11
TYP. 1, SOLID LD = 295.35
18" PVC N & S = 292.27
4" PVC E = 293.61
4" PVC E = 293.27
- CB-12
TYP. 1, STD. LD = 295.35
12" CREP NE = 292.50
18" CREP E = 292.05
12" CWP W = 292.05
- CB-13
TYP. 1, SOLID LD = 297.09
24" CWP = 292.99
18" W = 292.59
- SSMH-1
TYP. 2, SOLID LD = 294.56
COULD NOT SEE ANY PIPES
- SSMH-1
TYP. 1, SOLID LD = 296.33
8" PVC E & W
CTR. CHANNEL =
- SSMH-2
TYP. 2, SOLID LD = 295.68
8" PVC E & W
CTR. CHANNEL = 287.81

GENERAL NOTES

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (E.G. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, TREE SURVEYORS DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SURVEY HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.
4. THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
5. THE INTENT OF THIS SURVEY IS TO LOCATE STRUCTURES AND UTILITIES BY SURFACE EVIDENCE. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.

LEGAL DESCRIPTION

THE WEST 75 FEET OF THE SOUTH 125 FEET OF LOT 5 IN BLOCK 159 OF BURKE & SWAN'S HIGHLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 31, AS PER PLAT RECORDED IN VOLUME 25 OF PLATS, PAGE 24 INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.



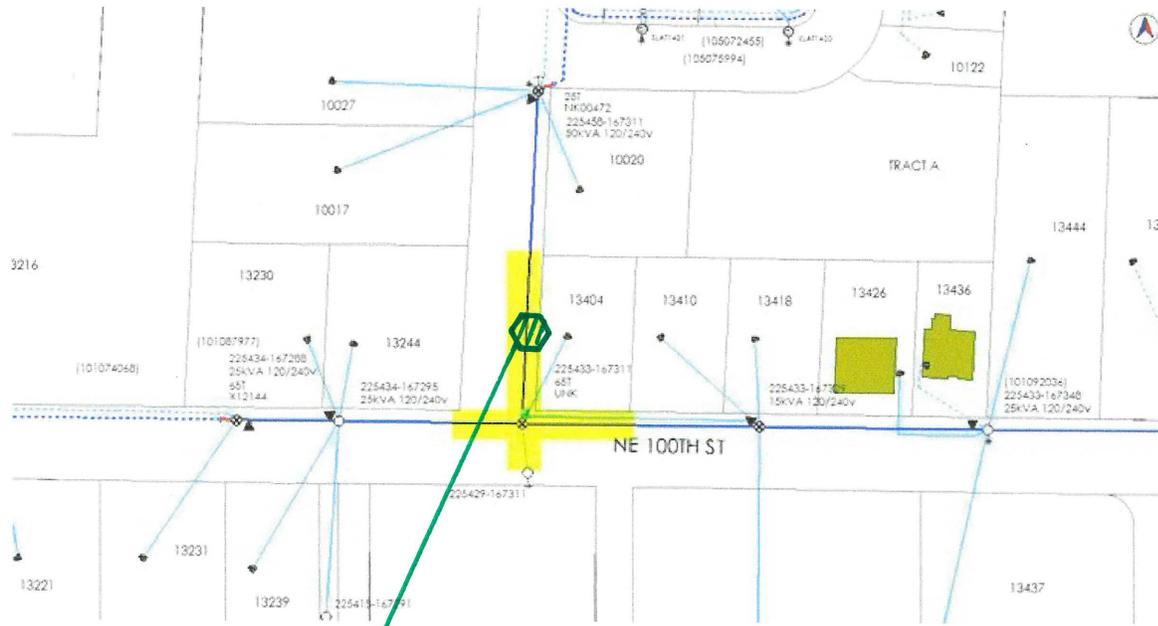
**NEW GUP POLE
INSTALLED AFTER
SURVEY ON B-22-2016**

SW1/4, SW1/4, SEC. 34, T. 26 N., R. 5 E., W.M.
CITY OF KIRKLAND, WASHINGTON



SITE PLAN
for
HAMID KORASANI
13404 NE 100TH ST
KIRKLAND, WASHINGTON 98033

Tye Surveyors PROFESSIONAL LAND SURVEYORS 10007 GREENWOOD AV. N. SEATTLE, WA 98133 206-923-3660		
DRAWN BY: RG	DATE: B-22-16	JOB NO.: 16133
CHKD BY: TG	SCALE: 1" = 10'	SHEET: 1 of 1



NEW POLE ADDED (Nov. 2016)
PSE-225445
167291

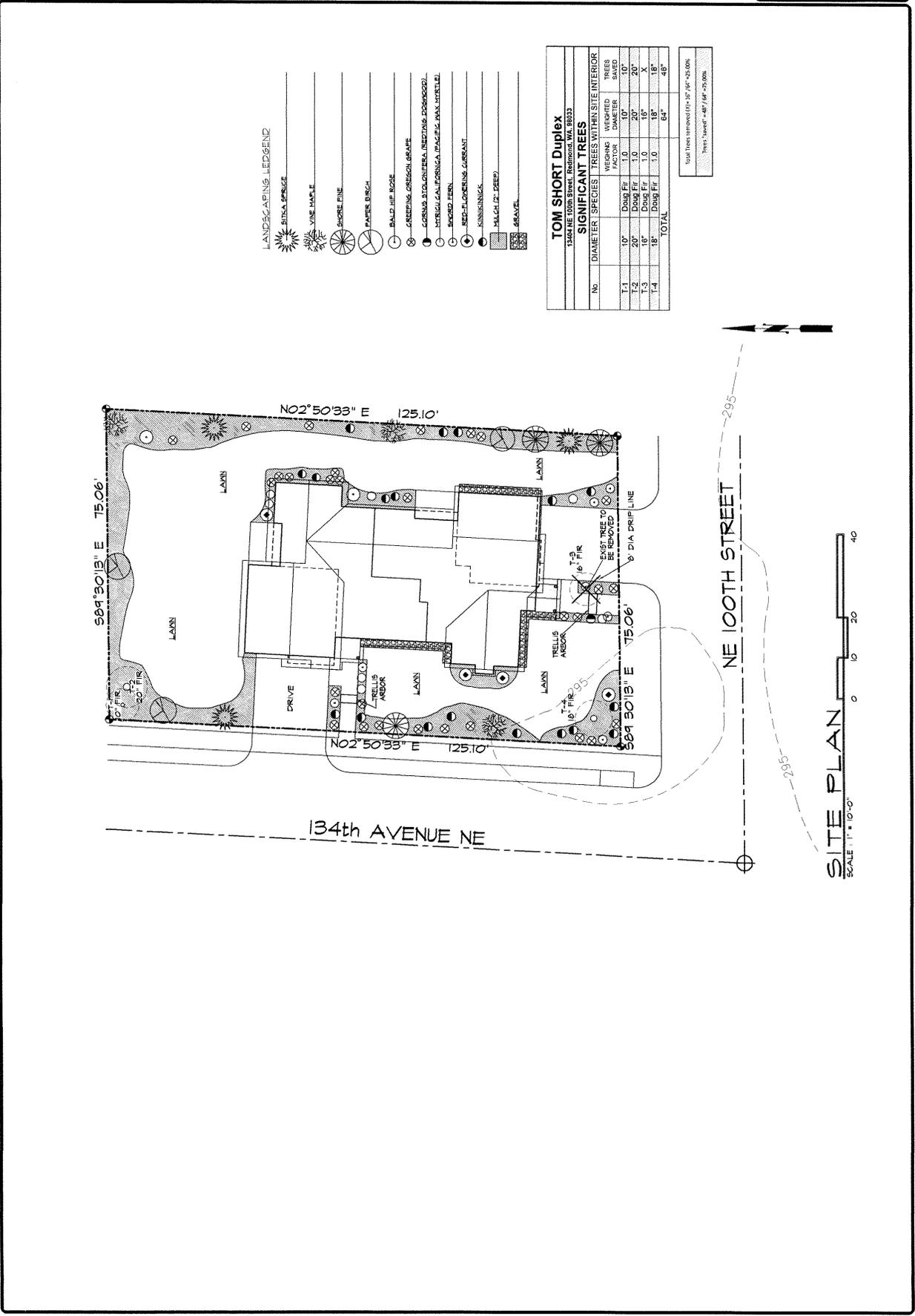
EXHIBIT "B"



SAGE DESIGN GROUP LLC
 6908 110TH AVE NE
 KIRKLAND WA 98033
 T: (425) 214-2280
 F: (425) 899-8987

SHORT DUPLEX
 13404 NE 100th STREET REDMOND, WA 98053

DRAINAGE CONTROL PLAN



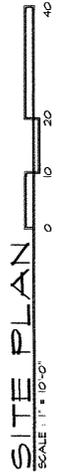
- LANDSCAPING LEGEND
- RIVERA SPRUCE
 - WINE MAPLE
 - SHORE PINE
 - PACIFIC BIRCH
 - BALD PINE KNOX
 - GARDENS DESIGN GRATE
 - CORNUS STOLONIFERA (RECTANG. DOORWOOD)
 - MYRTILL CALIFORNICA (SPACILLE WAX HORSTEL)
 - SPORED FERN
 - RED-FLOWERING CASCANT
 - KUNNINGHAMIA
 - MULCH (2" DEEP)
 - GRAVEL

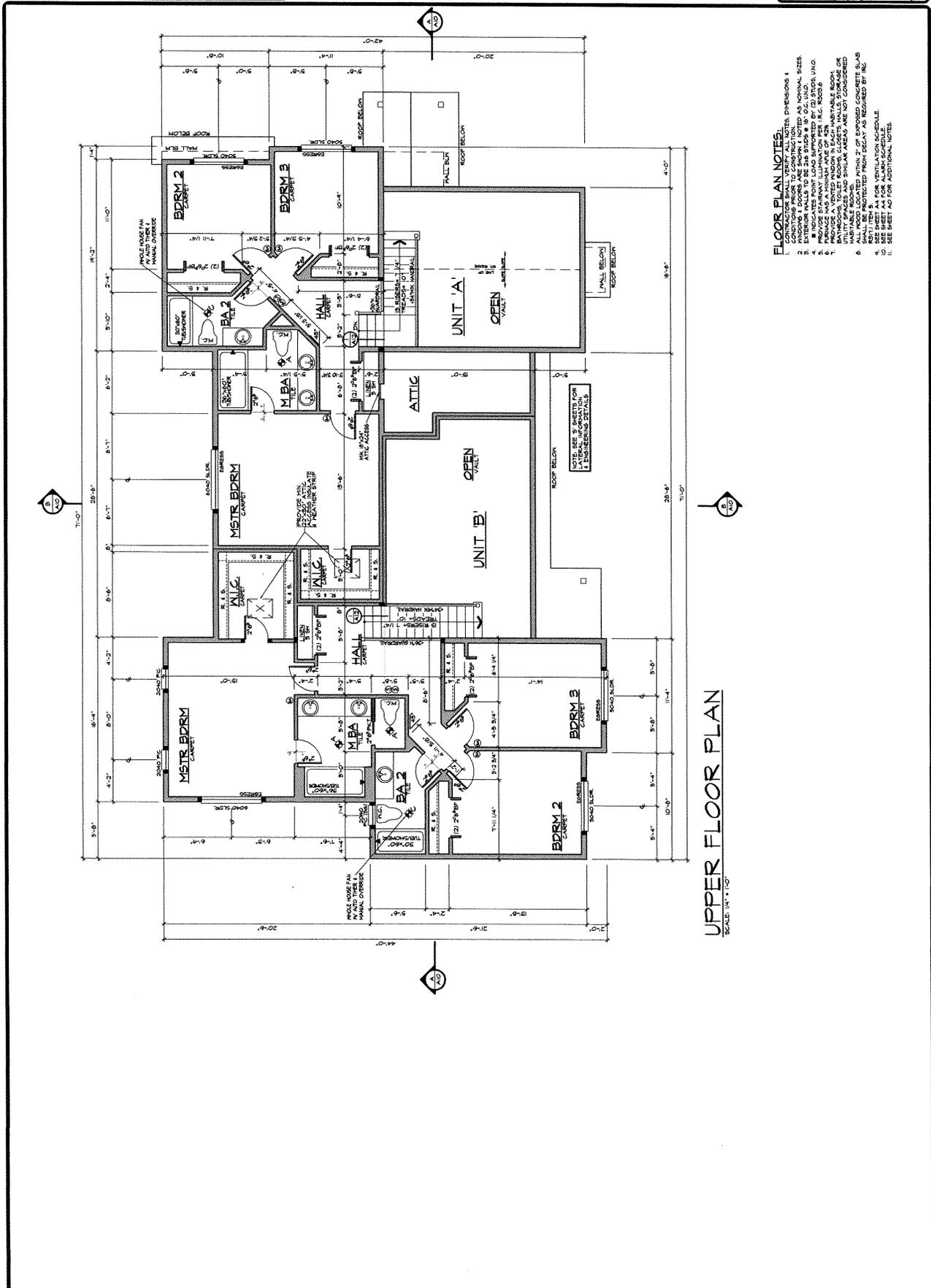
TOM SHORT Duplex
 13404 NE 100th Street, Redmond, WA 98053

SIGNIFICANT TREES

No.	Diameter	Species	Trees Within Site Interior	Number of Factors	Number of Baked	
T-1	10"	Doug Fir	1.0	10"	10"	
T-2	20"	Doug Fir	1.0	20"	20"	
T-3	16"	Doug Fir	1.0	16"	X	
T-4	18"	Doug Fir	1.0	18"	18"	
TOTAL					04	40"

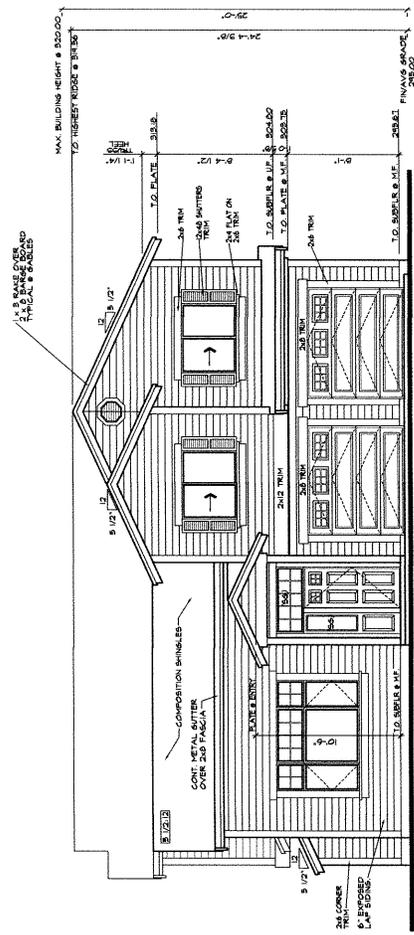
Total Trees Within Site Interior: 4
 Total Baked: 40"



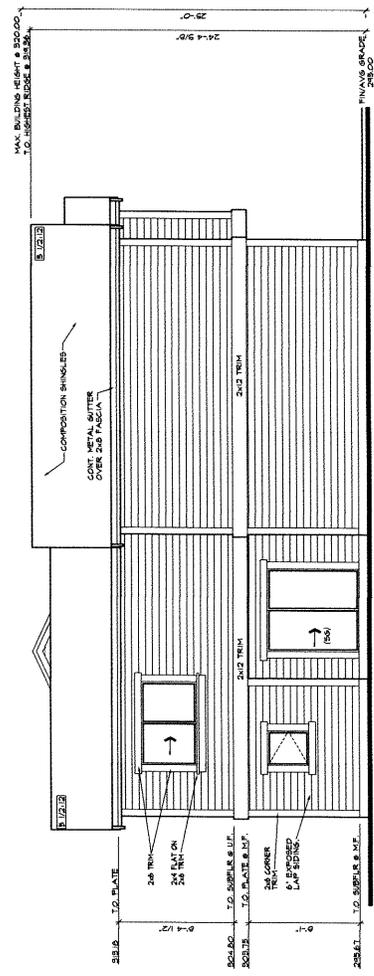


- FLOOR PLAN NOTES**
1. WALLS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.
 2. DOORS SHALL BE 2 1/4" HIGH BY 36" WIDE UNLESS NOTED OTHERWISE.
 3. CONDITIONS FOR CONSTRUCTION SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
 4. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
 5. PROVIDE STAIRWAY LIGHTING PER IBC, R202.2.
 6. PROVIDE STAIRWAY LIGHTING PER IBC, R202.2.
 7. PROVIDE INSULATION AND VAPOR BARRIER PER IBC, R202.2.
 8. PROVIDE INSULATION AND VAPOR BARRIER PER IBC, R202.2.
 9. PROVIDE INSULATION AND VAPOR BARRIER PER IBC, R202.2.
 10. PROVIDE INSULATION AND VAPOR BARRIER PER IBC, R202.2.
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 15. PROVIDE INSULATION AND VAPOR BARRIER PER IBC, R202.2.
 16. PROVIDE INSULATION AND VAPOR BARRIER PER IBC, R202.2.
 17. PROVIDE INSULATION AND VAPOR BARRIER PER IBC, R202.2.
 18. PROVIDE INSULATION AND VAPOR BARRIER PER IBC, R202.2.
 19. PROVIDE INSULATION AND VAPOR BARRIER PER IBC, R202.2.
 20. PROVIDE INSULATION AND VAPOR BARRIER PER IBC, R202.2.

UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

- ELEVATION NOTES:**
1. PROVIDE CONTINUOUS METAL BUTTERS
 2. PROVIDE ROOF OVER THE RC
 3. PROVIDE GALVANIZED METAL
 4. ALL ROOF PENETRATIONS INCLUDING
 5. REFER TO SECTION R301 FOR
 6. PROVIDE CONTINUOUS METAL BUTTERS
 7. PROVIDE CONTINUOUS METAL BUTTERS
 8. PROVIDE CONTINUOUS METAL BUTTERS
 9. PROVIDE CONTINUOUS METAL BUTTERS
 10. PROVIDE CONTINUOUS METAL BUTTERS

MALL FLASHING NOTES:

APPROVED CORROSION RESISTIVE FLASHING SHALL BE PROVIDED IN ALL WALL PENETRATIONS OF ANY SIZE AND TO PENETRATE THROUGH THE WALL FLASHING SHALL BE PROVIDED IN ALL WALL PENETRATIONS INCLUDING THE EXTERIOR WALL FINISH AND SHALL BE PENETRATING THE EXTERIOR WALL ENVELOPE. THE FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS AS APPLICABLE:

- AT THE TOP OF ALL EXTERIOR WALLS TO BE LEAK PROOF EXCEPT THIN SELF FLASHING WHICH SHALL BE INSTALLED AT A SLOPE OF AT LEAST 1/2" PER FOOT.
- AT ALL ROOF PENETRATIONS INCLUDING CORNERS, DO NOT REQUIRE FLASHING AT THESE LOCATIONS UNLESS SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.
- AT THE INTERSECTION OF CHIMNEYS OR OTHER STRUCTURAL WALLS WITH PROJECTING LIPS OR BOTH.
- AT THE INTERSECTION OF CHIMNEYS, METAL ROOF CORNERS AND SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTING ROOF TRIM.
- CONTINUOUSLY ABOVE ALL PROJECTING ROOF TRIM TO CORNER FLASHING ASSEMBLY OR ROOF TRIM CONSTRUCTION.
- AT WALL AND ROOF INTERSECTIONS AT BUILT-IN BUTTERS.

Andy Chow <kachow@redmond.gov>

To

Colin A. Sherrill Hamid Korasani

CC

Paulette M. Norman

Feb 2 at 4:33 PM

Hamid,

I also confirmed that the 150' driveway separation from local street intersection in the residential area will not be applied. So you don't need a deviation for driveway separation.

For street lighting, the Heather South (formerly Ellsworth) project south of 100th is required to provide street light improvements at 100th/134th intersection. If they go first, you will not be required for street light improvements.

Hope this will help.

Thanks,
Andy



TECHNICAL COMMITTEE REPORT

To: Planning Commission

From: Technical Committee

Staff Contacts: Robert G. Odle, Planning Director
(425) 556-2417
Lori Peckol, AICP, Policy Planning Manager, 425-556-2411
Pete Sullivan, Senior Planner, 425-556-2406

Date: May 11, 2012

File Numbers and Title: Citywide Zoning Code Amendment:
Revise requirements for undergrounding utility distribution lines along public rights-of-way to eliminate applicability to new single family residences on existing lots and remodels or additions thereof. (Project ID: L120153; L120154-SEPA)

Reasons the Proposal should be Adopted: The proposed amendment should be adopted because it would:

- continue to require the City and private developers for most applications to relocate aerial utilities underground as directed in the Comprehensive Plan,
- eliminate high cost burdens associated with relocating utility distribution lines underground as part of remodels or additions to existing single family homes or construction of a new home on an existing lot

I. APPLICANT PROPOSAL

A. APPLICANT

City of Redmond

B. BACKGROUND AND REASON FOR PROPOSAL

This proposal follows through with 2011 Planning Commission and City Council direction to develop code amendments that exempt minor residential development from requirements to underground utility distribution lines along public rights of way.

Staff initially reviewed undergrounding requirements in response to observations that minor residential development, such as additions or remodels to single family homes, can be burdened with disproportionately high costs due to current Zoning Code requirements relating to utility undergrounding. Typical costs for undergrounding utility distribution lines as part of an addition or expansion to a single family home range from \$30,000-\$65,000 – which can become a relatively large portion of the overall project cost. Another downside to current Zoning Code provisions for utility undergrounding is that it results in incremental undergrounding of existing aerial utilities as development occurs.

In 2011 staff explored three alternative concepts for implementing utility undergrounding policies, with the intent of relieving minor residential development from high cost burdens, and potentially creating a more streamlined mechanism for relocating aerial utilities underground over time, such as undergrounding an entire corridor at once as opposed to the current incremental approach. The three alternatives were as follows:

1. Fund-based, corridor approach.

Single family property owners contribute a pre-determined amount toward funding a future City project that undergrounds frontage utilities along an entire corridor, as opposed to the current incremental effort that undergrounds spans one parcel at a time.

2. Capital program / limited contribution approach

Maintain the incremental approach but increase the City's contribution for undergrounding.

3. Exemption-based approach

Maintain the incremental approach but limit applicability of current requirements to larger developments. Applicants for single family homes would only be required to bury service lines on site and to the utility pole, and Technical Committee would determine whether applicants for short plats would be required to underground distribution lines based on factors that may contribute to mitigation requirements via undergrounding exceeding the level of impact of the proposed development.

The Technical Committee recognized the value of Alternative #1 in generating economies of scale and protecting individual residential property owners from high development

costs. However, the committee ultimately recommended Alternative #3, which also alleviates minor residential development from high cost burdens.

Reasons for not pursuing Alternative #1 included:

- Anticipated difficulty meeting 5-year timeline for expenditures per state law
- Anticipated difficulty aligning CIP projects in areas where funds are collected
- Calculating the amount to be contributed to fund adds complexity
- Low utilization of a relatively complex program - overall coordination required to successfully integrate the fund-based approach is high, however the likely number of instances triggering the program would be low

The Planning Commission endorsed the Technical Committee's recommendation, and suggested that subsequent code amendments aim to clarify what criteria the Technical Committee will use in its case-by-case review of short plats. The City Council confirmed the Planning Commission's recommendation as part of its review of the Utilities Element of the Comprehensive Plan in 2011, and directed staff to propose specific Zoning Code amendments in 2012.

II. RECOMMENDATION

The Technical Committee recommends amending the Zoning Code as shown in Exhibit A.

In summary, this amendment would:

- Revise requirements for undergrounding utility distribution lines along public rights-of-way to eliminate applicability to new single family homes on existing lots and remodels or additions to existing single family homes;
- Still require undergrounding of service lines for remodels or additions of single family homes within the site and connecting to the utility pole;
- Clarify that new single family homes are also subject to the above requirement;
- Clarify the existing mechanism by which the applicant for any type of development proposal may petition the decision maker for relief from undergrounding by relocating those provisions to a new stand-alone section in the Zoning Code.

III. PRIMARY ISSUES CONSIDERED

A. ISSUES CONSIDERED AND ALTERNATIVES

Exemptions for Single Family Residences

The proposed Zoning Code Amendment follows through with Planning Commission and City Council direction from 2011 by exempting new single family homes on existing lots - and additions and remodels to existing single family homes - from undergrounding utility distribution lines along public rights-of-way.

Short Plats

The Technical Committee also considered the Planning Commission's and City Council's 2011 recommendation to consider developing criteria for determining whether short plats be required to underground utility distribution lines. The Committee does not recommend adding such criteria because of the wide range of complexity and scale inherent to short plat development. A single set of criteria identifying conditions under which utility undergrounding is required would not apply equally across all anticipated short plat proposals, based on the range of circumstances experienced with short plats previously reviewed by the City.

Moreover, the Technical Committee observed that existing code provisions allowing the applicant for any development type to petition the decision maker for relief from undergrounding requirements provides an ample mechanism for applicants to make their case as to why a proposal should not be subject to the requirements. The City Attorney confirmed that existing provisions for relief do provide an ample means to 'opt-out,' and in choosing between this approach versus adding new criteria for short plats that risk unequal applicability across typical proposals, the former is advisable.

Lastly, the Technical Committee acknowledged that provisions to petition the decision maker for relief from undergrounding requirements could be improved by relocating that text to the end of Zoning Code Chapter 21.54. This would give the provision a prominent heading in the chapter, reinforcing that that option is available to any development type.

New single family home construction

Consistent with Planning Commission and City Council direction, attached code amendments still require new single family homes and additions and remodels to single family homes (above a certain threshold) to relocate service lines on site. But, due to the manner in which the applicable Zoning Code section is written, removing new single family homes from requirements to underground distribution lines (per RZC 21.54.020(B)(1)), it becomes less clear whether new single family home construction would then need to bury service lines on site (it is clearer for additions and remodels).

The proposed code amendment therefore includes a revision to the portion of the Zoning Code dealing with undergrounding of service lines (RZC 21.54.020(B)(2)), to clarify that *new single family home construction is included in the requirement to bury service lines.*

IV. SUPPORTING ANALYSIS

A. EXISTING CONDITIONS

Redmond's Comprehensive Plan (UT-14; UT-15) directs the City and private developers to relocate new and existing utility distribution and services lines underground to promote aesthetics; safety and security; and environmental quality. This is currently implemented through cost-sharing with private utilities for public projects, and by requiring individual property owners to cover the full costs of undergrounding utilities associated with private development (RZC 21.54 – *Adequate Public Facilities and Undergrounding of Utilities*).

B. COMPLIANCE WITH CRITERIA FOR CODE TEXT AMENDMENTS

RZC 21.76.070(FF) provides that all amendments to the Redmond Zoning Code must be consistent with the Redmond Comprehensive Plan. The following is an analysis of how this proposal complies with the requirements for code text amendments.

1. Consistency with the Redmond Comprehensive Plan

The proposal supports continued implementation of existing policies UT-14 and UT-15 for most development in Redmond. The amendment protects developers of minor residential development - new single family residences on existing lots and additions and remodels thereof - from being burdened with disproportionate costs.

An anticipated outcome of this amendment is that it will take longer to underground all overhead utility lines in the City and some utility lines may never be undergrounded. This has some impact on the aesthetic character of Redmond. However, the proposal supports the City's policies for housing and economic vitality. Policy EV-11 directs the City to provide development regulations that support a variety of housing styles, densities, sizes and prices to encourage housing for local workers as well as to increase the attractiveness of Redmond so that job-seekers are attracted to Redmond for future employment.

Policy HO-11 encourages similar improvements to Redmond's housing stock, but for the benefit of residents across a span of ages, family sizes and life stages. Examples include smaller or detached housing units, or homes with ground floor master suites or living areas on one floor.

The proposal also implements EV-11 and HO-11 by reducing potential financing barriers to single family residential development, which could beautify Redmond's built environment and retrofit existing housing to accommodate a broader range of housing needs.

V. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. Amendment Process

Redmond Zoning Code (RCZ) chapter 21.76 requires that amendments to the Zoning Code be reviewed under the Type VI process. Under this process, the Planning Commission conducts a study session(s), an open record hearing(s) on the proposed amendment, and makes a recommendation to the City Council. The City Council is the decision-making body for this process.

B. Subject Matter Jurisdiction

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed Zoning Code Amendment.

C. Washington State Environmental Policy Act (SEPA)

A SEPA checklist was prepared on April 27, 2012, and is currently under review. A Determination of Non-Significance is anticipated, and will be available for review upon completion.

D. 60-Day State Agency Review

State agencies received 60-day notice of this proposed amendment on May 11, 2012.

E. Public Involvement

The Planning Commission will receive oral and written testimony as part of a public hearing scheduled for May 30, 2012. Staff notified known stakeholders regarding the proposed amendment.

F. Appeals

RZC 21.76 identifies Zoning Code Amendments as a Type VI permit. Final action is by the City Council. The action of the City Council on a Type VI proposal may be appealed by filing a petition with the Growth Management Hearing Board pursuant to the requirements

VI. LIST OF EXHIBITS

Exhibit A: Proposed Zoning Code Amendment – RZC 21.54: Adequate Public Facilities and Undergrounding of Utilities


Robert G. Odle, Director of Planning and
Community Development

5/11/12
Date


Ron Grant, Interim Director, Public Works

5/11/12
Date