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Technical Committee
Jutta's Garden LAND-2021-01011 Short Subdivision Notice of Decision
Transmittal Letter

October 20, 2023

Jake Drake
Blueline
25 Central Way
Kirkland, WA 98033

Subject: Jutta's Garden, LAND-2021-01011, PR-2021-00667

Location: 7306 151ST AVE NE REDMOND, WA 98052, Parcel No. 6421100600

Dear Jake Drake:

The City of Redmond Technical Committee has reviewed and approved the above-referenced proposal for the division of one 1.47 acre parcel in the R-5 zone into six (6) single-family lots. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see [Section X]) 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 Land Division – Short Subdivision approval 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 Peter Lau at 425.556.2715 or plau@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>.

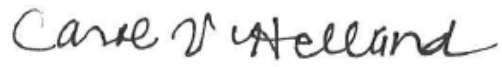
Fees: Application, permit, capital facilities charges and impact fee information can be found at: <https://www.redmond.gov/504/Development-Services-Fees>

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	Senior Utility	425.556.2861	hawad@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Tom Sage	Senior Stormwater Engineer	425.556.2488	tsage@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov
Planning – Development Review	Aila Macri	Planner	425.556.2437	amacri@redmond.gov

The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Aila Macri, Planner at 425-556-2437 or amacri@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



Aaron Bert, Director
Public Works Department

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

Project Name: Jutta's Garden
Location: 7306 151ST AVE NE REDMOND, WA 98052
Project File Number: LAND-2021-01011, PR-2021-00667
Project Description: Division of one 1.47 acre parcel in the R-5 zone into six (6) single-family lots

<u>Technical Committee Decision</u>	Decision Date:	10/20/2023
Approval with Conditions	Appeal Deadline:	11/03/2023

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/913/Request-for-Reconsideration-or-Appeal>. 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 Aila Macri, Planner at 425 556-2437 or amacri@redmond.gov.

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

Aaron Bert, 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-2021-01011 Type II Short Subdivision.

Key Dates

Neighborhood Meeting(s): 01/26/2022
Application/Completeness Date: 12/15/2021
SEPA: Exempt
Technical Committee Recommendation: Approval with Corrections

I. Proposal Summary

The applicant is proposing a short subdivision creating six (6) new lots to develop new single family residential units. The project proposes development of APN 6421100600 for Jutta's Garden, a six-unit single family development. The scope of this application is to demolish the existing house and to divide of one parcel into six parcels with the development of three (3) private driveways.

II. Site Description and Context

The parcel is a 1.47-acre parcel located within the City. The site is currently surrounded by the single-family residential uses. The zoning designation of the site and the immediate vicinity is Single Family Urban Residential (R-5). The project site is in the Grass Lawn Neighborhood.

The existing site is a single-family residential unit with a garage. The remainder of the property is vacant, undeveloped parcel with no structures on site. There are no critical areas on site. The parcel is flat with existing native and non-native vegetation on the undeveloped portions of the lot.

Adjacent	Existing Land Use	Zone
North	Single-Family Residence	R-5 (Single-Family Residential)
South	Single-Family Residence	R-5 (Single-Family Residential)
East	ROW 151 st Ave NE	R-5 (Single-Family Residential)
West	ROW 152 nd Ave NE	R-5 (Single-Family Residential)

III. Site Requirements

The site is located within the (R-5) Single-Family Residential Zone of the Grass Lawn Neighborhood. The intent of the R-5 Zone is for primarily single-family residential neighborhoods on lands suitable for residential development with an allowed base density of five 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. The site requirements listed in (RZC 21.08.080.C) for this district are:

Requirement	Requirement	Proposed
Average Lot Size:	5,500 square feet	10,641 square feet
Minimum Lot Width Circle:	35 feet	35 feet
Minimum Lot Frontage:	20 feet	20 feet
Front Setback:	15 feet	15 feet
Side/Interior Setback:	5 feet/ 10 feet	5 feet/ 10 feet

Side Street Setback:	15 feet	15 feet
Rear Setback:	10 feet	10 feet
Minimum Building Separation	10 feet	10 feet
Maximum Lot Coverage (for structures):	40% of total lot area	40% of total lot area
Maximum Impervious Surface Area:	60% of total lot area	60% of total lot area
Minimum Open Space:	20% of total lot area	20% of total lot area
Maximum Height of Structures:	35 feet	35 feet

V. 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 15th, 2021. 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 A - Notice of Application, Attachment B -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 5 written comments (Attachment C - Party of Record, Attachment D- Public Comments).

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

1. Size of the houses proposed to be built and privacy concerns.
Staff Response: The Planner explained to the commentor the R-5 requirements, development standards, and the landscape buffer requirements.
2. Questions on street improvements planned, sidewalks, and location of utilities.
Staff Response: The Planner explained the location of the proposed utilities and frontage improvements.
3. Location of driveways
Staff Response: A site plan was emailed to the commentor, and a transportation engineer followed up with them directly.

B. Neighborhood Meeting:

One neighborhood meeting was held for the subject site. A neighborhood meeting was held on January, 26th 2022 at Redmond City Hall (Attachment E, Neighborhood Meeting Notice).

VI. State Environmental Policy Act

The proposal is exempt from review under SEPA pursuant to WAC Exemption 197-11-800(6)(d).

VII. 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:

RZC 21.08.180 has been met. The proposal includes landscaping around the perimeter of the site with a minimum dimension of five feet in width. In addition, irrigation is proposed for all landscaping over 500 square feet in size providing longevity for the plantings to be installed.

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 twenty-one (21) healthy trees located on site, fifteen (15) significant trees (6-inches to 30-inches DBH) and six (6) landmark trees (over 30-inches DBH). The proposal includes the removal of ten (10) significant trees.

The project is retaining 52 percent of the total trees on-site, which exceeds the 35 percent tree retention requirements, thereby, complying with minimum tree retention requirements.

In addition, fifteen (15) tree replacements are proposed on site to replace the removed trees on-site.

C. Critical Areas

Critical areas are governed by RZC 21.64 to preserve the City's important environmental features while allowing development to occur if compatible with and in consideration of the critical areas affecting the site. One of the objectives of the critical areas regulations is to ensure that there is no net loss of critical areas, function, value, acreage, and where possible, enhance and restore critical areas.

Finding:

The proposal as submitted meets the intent of RZC 21.64. There are no critical areas on the project site.

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	Required	Proposed
1	1,629 SF (20% of Lot Area)	1,691 SF
2	2,767 SF (20% of Lot Area)	2,875 SF
3	1,876 SF (20% of Lot Area)	1,908 SF
4	1,860 SF (20% of Lot Area)	1,871 SF
5	2,432 SF (20% of Lot Area)	2,529 SF
6	2,206 SF (20% of Lot Area)	2,439 SF

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 Grass Lawn 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 six lots, the affordable housing requirement does not apply to the proposed project.

F. Transportation

RZC 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 single lot into six lots for new residential developments.

Finding:

The project, as conditioned, will meet the intent of RZC 21.17. This development will have access from 151st Avenue NE and 152nd Avenue NE. They are both City of Redmond (COR) Local Streets. A 10-foot sidewalk and utility easements behind the City right-of-way (ROW) lines on both 151st Avenue NE and 152nd Avenue NE, shall be granted to the City. Frontage improvements including 5-foot concrete sidewalk, 5-foot landscape strip, 2-foot Vertical Type A-1 curb and gutter, 3 standardized driveway approaches, asphalt pavement and subgrade material replacements, and 2-inch asphalt pavement grind and overlay, shall be installed at both 151st Avenue NE and 152nd Avenue NE property frontages. Frontage improvements consisting of a 6-foot attached sidewalk from back of curb may be approved through the CCR process as an alternative design if other applicable code requirements are met.

All applicable overhead power, communication and street lighting service lines shall be undergrounded. A 4-foot Safe Walk Route temporary asphalt path shall be installed from the new 5-foot sidewalk at the south property frontage line on 151st Avenue NE, to connect with the existing sidewalk at the NE corner of the Old Redmond Road and 151st Avenue NE intersection. The proposal will satisfy the Transportation Standards per RZC 21.17.010; RZC 21.17.020; RZC, Appendix 2; and Redmond Standard Specifications and Details; with no adverse impact to the transportation system.

G. Stormwater

The Redmond Municipal Code (RMC 15.24) and the 2019 Stormwater Technical Notebook (STN) requires that projects meet the applicable minimum requirements based on threshold requirements. Redmond Zoning Code (RZC 21.17.010.E) and (RZC 21.74.020) requires that all projects and developments are required to be served by adequate surface water management system complying with the policies of the Comprehensive Plan and meeting the requirements of RMC Chapter 15.24, Clearing and Grading, and Storm Water Management, and the Storm water Technical Notebook and Construction Manuals.

Finding:

The project will meet stormwater treatment requirements with two bio-retention cells, underlain with impermeable liners. The project does not meet

the thresholds for requiring flow control. As conditioned, the proposal will meet all requirements per RMC 15.24

Should the project opt to utilize the 6-foot attached sidewalks from the back of the curb for frontage improvements along 151st Avenue NE and 152nd Avenue NE, it will be necessary to furnish an updated WWHM analysis before the 1st submittal of the CCR process. This is necessary to evaluate flow control thresholds resulting from the design alteration, potentially leading to stormwater modifications and, if surpassed, the consideration of a detention vault. If the flow control thresholds are not exceeded, there will be no need for stormwater design changes.

H. Utilities

Per RZC 21.17.010.D and RZC 21.74.020.D, all developments shall be served by adequate public water and sanitary sewer systems approved by the City and meeting the design and construction requirements of the City's Technical Design and Construction Manuals.

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

The project will include installation of three new two-inch water service lines to be connected to the water mains along 151st Ave NE and 152nd Ave NE. The project will also include installation of six new one-inch water residential meters for each of the six parcels.

The project will also include installation of one six-inch joint side sewer for parcels number one and two to be connected to the eight-inch sewer main along 151st Ave NE. The project will also include an additional new joint six-inch side sewer and two individual six-inch side sewers for parcels three, four, five and six to be connected directly to the existing and proposed new eight-inch sewer main extension along 152nd Ave NE.

VIII. 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-5 (Single-Family Residential) zone. The proposed six-lot subdivision is consistent with the density of development allowed within the R-5 zone and will be adequately served by the existing right of ways (152nd Ave NE and 151st Ave NE) and new connections with existing utility services. The development is conditioned and 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 demonstrated full compliance with all decision criteria for a Short Subdivision as described 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 short plat decision criteria. The proposal was reviewed for consistency with the Comprehensive Plan to confirm the proposed development is consistent with the applicable goals of the Grass Lawn Neighborhood as well as the Citywide vision and requirements. The project has demonstrated compliance with all Article I Zone Based Regulations applicable for R-5 (Single-Family Urban Residential) zone 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.

The proposed six-lot short subdivision is exempt from SEPA pursuant to WAC 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	<i>How the project complies, supports or aligns.</i>
Policy LU-3 Allow new development only where adequate public facilities and services can be provided	The existing site is serviced by the City and utility providers. Appropriate impact fees will be paid for to ensure public facilities can accommodate the increased demand for services. Utility extensions shall be coordinated upon the approval of this application.
Policy 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.	Parcel 6421100600 is an 64,033-sf property that has one (1) single family unit and garage structure on-site. Infill development is appropriate because the remainder of the property is vacant and underutilized by the owner. The permitted density of the site supports a maximum of nine (9) family units instead of one (1) unit. The property is located in the R-5 zone and all parcels in the vicinity are within the same zone. The proposed single-family use reflects the neighborhood development pattern and residential character Site design and building architecture will be compatible with the regulations of the Zoning Code for the R-5 zone.
Policy 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	The subdivision application proposes moderate density single family units within a neighborhood that matches the similar character and design. The R-5 zone permits the use and shall be evaluated for design, safety, and appropriate amenities when permits are submitted for the residential units.
Policy LU-34 Single-Family Urban Designation Purpose: Provide for low- to moderate-density residential neighborhoods on lands suitable for urban development. Provide opportunities for a variety of primarily detached single-family	The site is located within the Single-Family Urban designation of the comprehensive plan which permits the development of detached single-family units. The size of each lot shall meet the minimum lot and density requirements of the zoning code. The subdivision reflects the neighborhood character and

housing types, sizes, densities, and prices in a manner that is compatible with neighborhood character	development pattern of the Grass Lawn neighborhood in design, lot size, and use.
Policy HO-15 Incorporate all the qualities of well-designed, character-rich neighborhoods so that existing and new neighborhoods in Redmond are attractive and safe places to live.	The site is located within the Grass Lawn neighborhood and will adhere to applicable policy standards in the Comprehensive Plan. The site will be designed to be in conformance with the development standards for a subdivision. Single-family residential units shall be evaluated in the permit review phase to ensure an attractive, high-quality design. Lighting and sidewalks will be constructed to ensure pedestrian safety. CRTED landscaping measures will be considered.
Policy NE-139 Minimize and manage ambient light levels to protect the integrity of ecological systems and public health without compromising public safety and cultural expression.	Newly proposed lighting will meet the City's maximum lighting standards and shall be downcast and shielded. Lighting shall be pedestrian scale and appropriate for the character of the neighborhood.

X. Vesting/Approval Expiration

Per RZC 21.76.030.D.4.a, this approval shall expire two (2) years from the date of this Technical Committee Notice of Decision if the short plat has not been recorded. A single one-year extension may be granted by the Technical Committee if the applicant has attempted in good faith to submit the final short plat within the two-year period; provided, however, that the applicant must file a written request for extension at least 30 days prior to expiration of the two-year period.

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, pages 1-25	06/15/2023	<i>and as conditioned herein.</i>
SEPA Checklist	12/15/2021	<i>Exempt from SEPA.</i>
Conceptual Landscaping Plan	06/15/2023	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	06/15/2023	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	06/15/2023	<i>and as conditioned herein.</i>
Stormwater Design	06/15/2023	<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

- 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 both 151st Avenue NE and 152nd 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 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 151st Avenue NE and 152nd Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, per COR SD 201, 202, 203 or 301. 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 Adnan Shabir at 425-556-2776.

Code Authority: RMC 12.08; Redmond Standard Specifications & Details

c. **Street Frontage Improvements**

- i. The frontage along 151st Avenue NE must meet current City Standards which include asphalt paving and concrete gutter 14 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5-foot-wide planter strips, 5-foot-wide concrete sidewalks, 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:
- 7-inch Hot Mixed Asphalt (HMA) Class ½" PG 64-22.
 - 4-inch of 1-1/4" minus crushed surfacing base course per WSDOT Standard Specifications 9-03.9(3).
 - Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557).

- Street crown 2% sloped to drain system.

Frontage improvements consisting of a 6-foot attached sidewalk from back of curb may be approved through the CCR process as an alternative design if other applicable code requirements are met. Minimum roadway section for 151st Avenue NE will be revised accordingly through the CCR process if the applicant seeks to pursue this change.

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

ii. The frontage along 152nd Avenue NE must meet current City Standards which include asphalt paving and concrete gutter 17.5 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5-foot-wide planter strips, 5-foot-wide concrete sidewalks, 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:

- 7-inch Hot Mixed Asphalt (HMA) Class ½" PG 64-22.
- 4-inch of 1-1/4" minus crushed surfacing base course per WSDOT Standard Specifications 9-03.9(3).
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557).
- Street crown 2% sloped to drain system.

Frontage improvements consisting of a 6-foot attached sidewalk from back of curb may be approved through the CCR process as an alternative design if other applicable code requirements are met. Minimum roadway sections for 152nd Avenue NE will be revised accordingly through the CCR process if the applicant seeks to pursue this change.

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

iii. ADA ramp requirements:

Curb ramps for persons with disabilities are required to all new curb construction at the intersection of 152nd Avenue NE and NE 73rd Street, and to all replacement curbs constructed in combination with sidewalks, paths, or other pedestrian access ways. The curb ramps at the northwest (NW) and southwest (SW) corners of the 152nd Avenue NE and NE 73rd Street intersection, shall be constructed per COR Standard Detail 308. The curb ramps at the northeast (NE) and southeast (SE) corners of the 152nd Avenue NE and NE 73rd Street intersection, shall also be constructed per COR Standard Details.

Should the project opt to utilize the 6-foot attached sidewalks from the back of the curb for frontage improvements along 151st Avenue NE and 152nd Avenue NE,

new curb ramps along the 152nd Avenue NE project frontage will be revised accordingly through the CCR process.

Code Authority: RCW 35.68.075; RZC 21-A.21.a

- iv. A separate 20-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 Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020

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

- Two 5-foot concrete sidewalks behind the 5-foot planter strips, along the property frontages of 151st Avenue NE and 152nd Avenue NE.
- A 4-foot Safe Walk Route temporary asphalt path shall be installed from the new 5-foot sidewalk at the south property frontage line on 151st Avenue NE, to connect with the existing sidewalk at the NE corner of the Old Redmond Road and 151st Avenue NE intersection.

Frontage improvements consisting of a 6-foot attached sidewalk from back of curb may be approved through the CCR process as an alternative design if other applicable code requirements are met.

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

d. Access Improvements

- i. The type and location of the proposed site accesses are approved as shown on the Jutta's Garden Short Plat site plan prepared by Blueline on October 25, 2022.

Code Authority: RZC 21.52.030, E; RZC Appendix 2

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

- Three concrete driveways, with all the driveway approaches per COR Standard Detail 305A, will be used to serve the six new lots. One of the three driveway approaches will be located at the 151st Avenue NE frontage, while the other two will be located at the 152nd Avenue NE frontage.

Should the project opt to utilize the 6-foot attached sidewalks from the back of the curb for frontage improvements along 151st Avenue NE and

152nd Avenue NE, the driveway approach detail will be revised accordingly through the CCR process.

Code Authority: RZC Appendix 2

- e. **Underground Utilities.** All existing aerial utilities shall be converted to underground along the street frontages and within the development. All new utilities serving the development shall be placed underground.

Code Authority: RZC 21.17.020; RZC Appendix 2 – A, 3 & 11

- f. **Street Lighting.** Illumination of the street(s) along the property frontage 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: <http://www.redmond.gov/development/CodesAndRules/StandardizedDetails>

Should the project opt to utilize the 6-foot attached sidewalks from the back of the curb for frontage improvements along 151st Avenue NE and 152nd Avenue NE, including an updated PSE Street Lighting Plan will be necessary at the 1st submittal, and it should be completed no later than the 2nd submittal of the CCR process to prevent any delays in the design process with PSE.

Code Authority: RZC 21.52.030, F; RZC Appendix 2

- h. **Temporary Pedestrian Access Plan.** The applicant is required to provide a temporary pedestrian access plan on 152nd Avenue NE for approval by the City prior to any construction on the project site. This plan needs to show how pedestrian traffic passing by the proposed development will be accommodated during the entire length of the construction phase.

Existing sidewalks or pathways shall be closed only when absolutely necessary during construction. If unavoidable, the pedestrian access plan should provide temporary routes with barricades and cones that parallel existing facilities. These routes must be accessible for persons with disabilities per the current ADA regulations and standards, including the provision of ramps, minimum widths, and smooth surfaces for wheelchair access. When a parallel route is not available, pedestrians must be detoured with advance signing in accordance with the Manual on Uniform Traffic Control Devices. The developer may be required to install temporary crosswalks and street lighting as part of this detour.

Code Authority: MUTCD 2009 (or latest revision) sections 6D.01, 6D.02, & 6D.05

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 new three two-inch water service lines to be connected to the water mains along 151st Ave NE and 152nd Ave NE. The Developer will also install six new one-inch water residential meters for each of the six parcels.

Code Authority: RZC 21.17.010.D and 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 one six-inch joint side sewer for parcels number one and two to be connected to the eight-inch sewer main along 151st Ave NE. The Developer will also install one new joint six-inch side sewer and two new individual six-inch side sewers for parcels three, four, five and six to be connected directly to the existing and proposed new eight-inch sewer main extension along 152nd Ave NE.

Code Authority: RZC 21.17.010.D and 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 issuance of water and side sewer permits if any.

Code Authority: RMC 13.08.010, 13.12

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

Reviewer: Tom Sage, Senior Stormwater Engineer

Phone: 425-556-2488

Email: tsage@redmond.gov

Note: Should the project opt to utilize the 6-foot attached sidewalks from the back of the curb for frontage improvements along 151st Avenue NE and 152nd Avenue NE, it will be necessary to furnish an updated WWHM analysis before the 1st submittal of the CCR process. This is necessary to evaluate flow control thresholds resulting from the design alteration, potentially leading to stormwater modifications and, if surpassed, the consideration of a detention vault. If the flow control thresholds are not exceeded, there will be no need for stormwater design changes.

a. **Water Quantity Control:**

- i. Provide for overflow routes through the site for the 100-year storm.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.I

b. **Water Quality Control**

- i. Basic water quality treatment shall be provided in privately maintained bio-retention cells for the east basin threshold discharge area (TDA). Treatment is required for the 6-month, 24-hour return period storm.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.H

- c. **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

d. **Temporary Erosion and Sediment Control (TESC).**

- i. Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan incorporated into the CCR plan set.

Code Authority: RMC 15.24.080

- e. **Department of Ecology Notice of Intent Construction Stormwater General Permit.** Notice of Intent (NOI) 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: <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>

Code Authority: Department of Ecology Rule

4. **Fire Department**

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for LAND-2021-01011 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. Fire access roadways not in a public way are required on site to provide compliant fire access per the International Fire Code (IFC) and Redmond Fire Department Standard (RFDS) 2.0.
 - ii. Striping and signage to indicate a no parking condition in the required fire access roadway is required and will be determined in civil review.
 - iii. An Emergency Vehicle Access Easement (EVAE) is required for all required fire access roadways.
 - iv. Required fire access roadways shall be able to support the weight of fire department vehicles, 77,000 pounds and a point load of 45,000 pounds over a 24"x24" pad, or as determined by the City of Redmond Engineer.
 - v. Required water supply shall be in place and functional prior to both the delivery, use, or storage of combustible building materials to the site except small amounts used for concrete forms and
 - vi. Required fire access shall be in place and functional prior to combustible materials brought on site.
- b. **Fire Protection Plan**
- i. Additional hydrants are required on site per the SPE plan.
 - ii. An NFPA 13D compliant sprinkler system is required to be installed in each single-family residential structure.
 - iii. Maximum guaranteed available fire flow for residential structures provided

by the city water system is 1,500 gallons per minute (GPM). If the required fire flow in the public way is determined to be less than 1,500 gpm, upgrades to the water supply system may be necessary.

- c. Change or Modification - NA
- d. Fire Code Permit
 - i. Fire sprinkler permit
 - ii. The water meter shall be in place and serviceable prior to Redmond Fire approving the sprinkler cover inspection. No cover of the sprinkler system will be allowed until the system is functionally tested with water from the public water supply system.
- e. Comment - NA

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

5. Planning Department

Reviewer: Aila Macri, Planner

Phone: 425-556-2437

Email: amacri@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. **Impact Fees.** For the Purpose of Impacts, the use(s) assigned for this project have been determined as the following: Six (6) units classified as Single-Family. The following total number of units - one (1) classified as Single-Family use may be credited for one (1) current structure to be demolished 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

- h. **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

- i. **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.
- j. **Archeological and Historical Preservation:** Photographs of the exterior shall be provided for the historic-period structure. These shall be submitted to the City for upload to the WA repository of historic records. If the structure is determined by the state to be historically significant, a SEPA checklist shall be required before issuance of a demolition permit.

The City of Redmond Standard Inadvertent Discovery Plan shall apply during all ground disturbing activities including demolition, clearing, and grading. Refer to www.redmond.gov/crmp.

Code Authority: RZC 21.30.070.D

Condition Applies: Civil Construction & Building Permit

- k. **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

6. Potholing

Reviewer: Tom Sage, Senior Stormwater Engineer

Phone: 425-556-2488

Email: tsage@redmond.gov

All existing utilities at the location of the proposed water/sewer mains, storm and service line crossings shall be potholed prior to submittal of first Civil Plan Review.

Potholing in the City Right-of Way requires a permit, approved traffic control plans, and a performance bond before commencing work. The developer shall include in the Right-of-Way permit, a list of potholing numbers along with the potholing information for each number, such as utility name, type of facility and the reason for potholing.

The developer shall do the following during and after potholing:

1. Follow City of Redmond Detail 203 for pothole restoration.
2. Protect existing traffic loops.
3. Survey all potholing locations.

Based on the final survey, a modified design of sewer, water and storm facilities may be necessary to avoid conflict with existing utilities.

All potholing information shall be included in the plans and profiles of water, sewer and storm design in first submittal of CCR review. The developer shall add clearance information on the water/sewer/storm profiles at all crossings of existing and proposed utilities. Minimum clearance of one foot is required between the sewer/water mains and other utilities including storm sewer.

Code Authority: Water and Wastewater System Extensions Design Requirements Section IV. 3. M and Section V. 3. K; Stormwater Technical Notebook, Issue No. 8, Amended June 5, 2019.

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.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 21.17.010	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
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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 (July 2019)

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 21.58, 60, 62	Design Standards
RMC 3.10	Impact Fees
RZC 21.08	Residential Regulations
RZC 21.74	Land Division
RZC 21.76	Review Procedures
RZC 21.32	Landscaping and Tree Protection

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