

**BEFORE THE HEARING EXAMINER
FOR THE CITY OF REDMOND**

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|-------------------------------------|---|----------------------------|
| In the Matter of the Application of |) | Nos. LAND-2016-00340 |
| |) | LAND-2017-00336 |
| Yuka Shimizu, of the |) | |
| Bellevue Children’s Academy |) | Willows Preparatory |
| |) | |
| For |) | FINDINGS, CONCLUSIONS, |
| Conditional Use Permit and |) | AND DECISIONS |
| Site Plan Entitlement |) | |
| _____ |) | |

SUMMARY OF DECISION

The requested conditional use permit and site plan entitlement for the expansion of the existing Willows Preparatory private school at 12280 Redmond-Woodinville Road in Redmond, Washington by construction of a new two-story (plus basement) building in the footprint of an existing structure on-site, together with infrastructure and site improvements, are **APPROVED** subject to conditions.

SUMMARY OF RECORD

Request:

Shin Goto of S + L Architects, on behalf of Yuka Shimizu of Bellevue Children’s Academy (Applicant), requested conditional use permit and site plan entitlement for the expansion of the existing Willows Preparatory private school by construction of a new two-story (plus basement) building in the footprint of an existing structure on-site, together with infrastructure and site improvements. The subject property is located at 12280 Redmond-Woodinville Road in Redmond, Washington.

Hearing Date:

The City of Redmond Hearing Examiner conducted an open record hearing on the request on October 2, 2017.¹

Testimony:

At the open record hearing, the following individuals presented testimony under oath:

- Sarah Pyle, Senior Planner
- Min Liu, City of Redmond Senior Transportation Engineer
- Shin Goto, S + L Architects, Applicant Representative
- Lynn Goto, S + L Architects, Applicant Representative

¹ The matter was originally scheduled to be heard on September 11, 2017; however, due to some miscommunication, the Applicant did not attend that hearing. The record was opened and it was announced on the record that the matter was continued to October 2, 2017.

Scott Sherrow, Pace Engineers, Applicant Representative
Matt Palmer, Gibson Traffic Consultants, Applicant Representative
Patricia Campbell, neighbor

Exhibits:

At the open record hearing, the following exhibits were admitted in the record:

Exhibit 1 Technical Committee Report to the Examiner, with the following attachments:

1. Notice of Application, Certificate of Public Notice, and Public Notice
2. Notice of Application public comment letter
3. SEPA DNS Certificate of Posting
4. SEPA comment letter
5. Notice of Public Hearing and Certificate of Posting
6. Plan Set, Conditional Use
7. Critical Area Report
8. Transportation Management Plan
9. Transportation concurrency
10. General application form
11. Vicinity map
12. SEPA Environmental Checklist
13. Neighborhood Meeting Notice
14. Neighborhood Meeting sign-in sheet
15. Traffic Study
16. Stormwater Report
17. Geotechnical Report
18. Geotechnical memo
19. Steep Slopes Critical Area Report

- 20. Noise Report
- 21. Tree Heath Assessment
- 22. SEPA Application
- 23. Site Plan Entitlement, Phase 1, Technical Committee Staff Report
- 24. Plan Set, Site Plan Entitlement, Phase 1
- 25. Storm Report, Site Plan Entitlement, Phase 1
- Exhibit 2 Revised Staff Report with staff corrections
- Exhibit 3 Cover sheet to Critical Area Report with corrected date
- Exhibit 4 Final draft of Transportation Management Plan reviewed by Traffic Staff
- Exhibit 5 Narrative with changes made
- Exhibit 6 Updated revised CUP plan set (12 parking stalls removed)
- Exhibit 7 Revised site plan entitlement plan set with staff corrections
- Exhibit 8 PowerPoint presentation from Planning Staff
- Exhibit 9 Revised water utility extension condition from the City

Upon consideration of the testimony and exhibits admitted, the Hearing Examiner enters the following findings and conclusions:

FINDINGS

1. The Applicant requested conditional use permit and site plan entitlement for the expansion of the existing Willows Preparatory private school by construction of a new two-story (plus basement) building in the footprint of an existing structure on-site, together with infrastructure and site improvements. The subject property is located at 12280 Redmond-Woodinville Road in Redmond, Washington. *Exhibits 2, 5, 6, and 7.*
2. The application was determined to be complete on February 23, 2017. *Exhibit 1.1.*
3. The subject property is comprised of four tax parcels totaling 15.2 acres in the North Redmond Neighborhood. It contains two manmade wetlands and a steep slope and is located within Wellhead Protection Zone 4. The site is bound on the west by Redmond-Woodinville Road NE, which abuts the City limits, and on the north by NE 124th Street. *Exhibits 1.11, 2, and 8; Sarah Pyle Testimony.*

4. The property abuts single-family residential zoning to the east (R-4), south (R-4), and north (R-1), with existing residential development to the south and east. *Exhibits 2 and 8.*
5. The subject parcels have two zoning designations: R-4 (Single-Family Urban Residential) and R-1 (Single Family Constrained Residential). Both zones require approval of conditional use permit for school uses. *Exhibits 2 and 8.* The R-4 zone is intended to provide for primarily single-family residential neighborhoods on lands suitable for residential development, with an allowed base density of four dwellings per gross acre, resulting in 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. *Redmond Zoning Code (RZC) 21.08.060.A.* The zone provides for low-density residential development at a base density of one dwelling per acre on lands inappropriate for more intense urban development due to significant environmentally critical areas, extreme cost, difficulty in extending public facilities, or the presence of natural features Redmond is seeking to retain. *RZC 21.08.030.A.*
6. Historically, the site contained a cattle pasture and dairy farm, eventually known locally as Theno's Dairy, with a retail ice cream shop. Washington Cathedral bought the property from Theno's Dairy, and most recently Bellevue Children's Academy bought the property from the church. Currently the site is developed with two larger buildings (the existing school building and the church building), the existing "Theno's Dairy buildings" (four structures totaling approximately 13,000 square feet), two residences (on the parcels abutting NE 124th Street in the northeast corner of the overall site), stormwater detention ponds, a large playfield, substantial parking areas, and on-site maneuvering areas. The existing school building is approximately 38,000 square feet; it encloses a pool that is used after school hours for swimming programs open to public registration. The existing church building (now leased by Washington Cathedral from the Children's Academy) fronts Redmond-Woodinville Road. The existing school serves approximately 80 students currently, primarily 5th and 6th graders. *Shin Goto Testimony; Exhibits 6 and 8.*
7. Phase A of the proposal (the new classroom building) would remove the four Theno's Dairy buildings in the northwest corner of the developed area on-site and replace them in their existing footprint with a new, two story, approximately 20,000 square foot building for additional classrooms in order to expand the school to serve up to 300 students. The existing school building, the church building, and the two residences would be retained unchanged. The proposed new classroom building is expected to house 5th through 8th graders. A day care center, to serve younger children from students' families, is also proposed in the new classroom building. School and day care would have the same operating hours, 7:00 am to 5:00 pm Monday through Friday, with possible future hours of 7:00 am to 3:00 pm on Saturday, for students and staff for all classroom buildings. At full build out, the school would serve kindergarten through 12th grade students. A proposed future Phase B (future dormitory) would construct a three story approximately 20,000 square foot dormitory south of the existing school building along the eastern site boundary in the playfield. This future dormitory would only be built once the school has

adequate enrollment of older students, and its construction would be subject to future site plan entitlement review processes. *Shin Goto Testimony; Exhibits 1.16, 2, 6, and 8.*

8. The height of the new classroom building would be less than the 35 foot residential height maximum. The new building would be comprised of two smaller structures connected by a covered walkway, with a landscaped play area between the two, to promote a more residential and/or pedestrian scale for the buildings on-site as they are seen from both Redmond-Woodinville Road and NE 124th Street. A rooftop plaza is proposed on the rear portion of the new classroom building. Construction of the new classroom within the existing footprint of Theno's Dairy buildings would avoid creating new impervious surface areas on-site and limit or mitigate the impact of the proposed construction on the neighborhood. *Exhibits 2 and 6.*
9. The majority of currently proposed development would be located in R-4 zoned portions of the site. The R-4 zone requires setbacks of 75 feet from NE Redmond-Woodinville Road, five to 10 feet from side/interior lot lines, and 10 feet from rear lot lines. R-1 standards that apply require 20 feet setback from a side street and 30 feet for the rear lot line. Maximum lot coverage by structure in the R-4 zone is 35%, and maximum impervious surface area is 65%. In the R-1 zone, maximum lot coverage by structure is 12%, and maximum impervious surface area is 20%. In the R-4 zone, at least 20% of the total site must be maintained in open space. In both zones, maximum structure height is 35 feet. *RZC Tables 21.08.060.B and 21.08.030.B.* As proposed, the project complies with all applicable zoning development standards except for the 75-foot setback from Redmond-Woodinville Road. A 20% reduction in the required front setback was administratively approved, consistent with RZC 21.76.070.C.5.a. This front setback reduction allows the proposed new classroom building to remain in the footprint of the former structures it would replace. Approval of the deviation also allows dedication of right-of-way along Redmond-Woodinville Road to bring the site frontage up to current standards. *Exhibits 2 and 6; Sarah Pyle Testimony.*
10. Phase A would remove 18 existing parking stalls from the site. However, considering the number of Code required parking stalls for each use (school and church), the site would still exceed the minimum required number of parking stalls by 50 stalls. Of note, the church's highest parking use is on Sunday, when the school is closed. Phase A construction would leave a total of 357 parking stalls on-site. Twenty-four bicycle parking stalls are proposed. *Exhibits 2, 4, 5, and 6; Sarah Pyle Testimony.*
11. The Applicant commissioned a professionally prepared traffic impact assessment (TIA), which considered the traffic to be generated by both Phases A and B against background traffic in the future horizon year of 2022. As noted by the traffic consultant at hearing, Phase B (the future dormitory) would be expected to reduce trips to the site rather than increase trips. Including the project's anticipated traffic, all study intersections are projected to operate at level of service (LOS) D or better except for the intersection of State Route 202 and NE 124th Street, which is projected to operate at LOS E at both school PM peak hour and the general PM peak hour. The TIA noted that school trips are projected to be only 2.1% of the school PM peak hour volume and only 0.88% of the

general PM peak hour traffic. The school's trips would be mitigated by payment of traffic impact fees. *Exhibit 1.15; Matt Palmer Testimony*. City transportation staff accepted the TIA and concurred that traffic impact fees were adequate to mitigate the project's traffic impacts. *Exhibit 2*.

12. With expansion of the school, traffic patterns off of Redmond-Woodinville Road are projected to remain roughly similar to the existing condition. No new curb cuts or entrances onto the site are proposed. The Applicant has submitted a detailed transportation management plan (TMP) designed to mitigate traffic volumes in the neighborhood. Parent/student drop-off and pick-up traffic management would be based on a highly successful TMP implemented at the existing sister school, Bellevue Children's Academy, which has proven so effective that the City of Bellevue has offered it as a model to other school project applicants. Key elements of the TMP are as follows:
- Parents arrive at assigned times; no early arrivals are allowed, reducing long lines;
 - Parent vehicles have placards with student's names on dashboard in front window to expedite loading; and
 - Staff at the site entrance communicate with staff at the loading zone by radio so that each student is ready to enter their parents' vehicle when it reaches the loading zone.

This plan has proven highly efficient in reducing queuing wait times and is expected to ensure that vehicle queues don't extend onto Redmond-Woodinville Road. The TMP includes five identified contingency measures that would be implemented (one at a time) in the event that drop-off/pick-up traffic management fails to prevent congestion on the public street. The proposed TMP had been approved by the Planning Department at the time of the public hearing. *Exhibits 2, 4, and 6; Sarah Pyle Testimony; Matt Palmer Testimony*.

13. The project would require dedication of a strip of land ranging from 16 to 21 feet wide abutting the east side of existing Woodinville-Redmond Road right-of-way to make up the half street right-of-way width of 50 feet. A strip of land approximately 20 feet wide, abutting the south side of existing NE 124th Street, would also be required to be dedicated to meet the half street right-of-way width of 50 feet. The City has indicated that an existing sidewalk and planter along existing Woodinville-Redmond Road is acceptable to the City. Required frontage improvements along NE 124th Street would include a five-foot planter strip and a 12-foot wide multi-use path. The Applicant would be required to restore pavement damage resulting from utility trenches on both abutting public streets. The project includes a paved six-foot wide pedestrian connection between the southeast corner of the property and the internal pedestrian circulation system at the parking lot, consistent with RZC 21.60.020.H.2.d.ii. One other pedestrian facility proposed is a three- to five-foot wide soft surface trail in a dedicated public access easement to be placed along a mutually agreed upon practical alignment connecting the north end of the site to the southeast corner of the property. These facilities would serve any students who walk to and from the school. *Exhibits 2 and 6; Min Luo Testimony*.

14. The project would result in lot coverage by structure that is approximately one quarter of the total lot coverage allowed in R-1 and R-4 zoning and total lot coverage by impervious surfaces that is approximately 70% of the maximum allowed by code. *Exhibit 2, page 4.* As proposed, stormwater runoff from the new construction would be intercepted and conveyed in a system of catch basins and pipes before discharging to the on-site private detention vault. The on-site stormwater system would provide runoff water quality treatment before discharging to the existing City stormwater system located in Redmond-Woodinville Road NE. Compliance with all stormwater development standards at the time of civil design review would be a condition of approval. Phase B (future dormitory) is anticipated to include the design and construction of independent stormwater facilities designed in accordance with the City's Stormwater Notebook and Ecology Manual in effect at the time Phase B approvals are requested. *Exhibits 1.12, 2, and 1.16.*

15. Development of Phase A (new classroom building) would be limited to the area immediately adjacent to the classroom building site and would include grading, sanitary sewer connections, municipal water connections, and stormwater management improvements, and reconfiguration of the asphalt parking and drive lanes in the immediate vicinity of the Theno's dairy buildings. Grading for this phase would be contoured to match existing grades at property lines, designed to direct surface waters to on-site stormwater facilities, and would be consistent with the City development standards at RZC Chapter 15.24. A temporary erosion control plan would be implemented during construction, including such best management practices as: preservation of vegetation by marking clearing limits; a designated construction access point; control flow rates through and off site; sediment controls at source; stabilizing soils not to be reworked for 15 days; protection for slopes and drain inlets; pollutant source control; and control de-watering, among others. *Exhibits 1.16 and 2; Scott Sherrow Testimony.*

16. The project would connect new side sewers to City sewer mains on Redmond-Woodinville Road NE and NE 124th Street. The municipal sewer system in the area is well established and has capacity to serve the proposed classroom building. Abandonment of unused existing side sewers would be required. The new classrooms would also be served by City water. The project is required to extend a water main along Redmond-Woodinville Road NE and NE 124th Street site frontage. This water main extension is expected not only to benefit the project itself, but also to improve and integrate the municipal water distribution system regionally. City Staff had recommended water main extension conditions to which the Applicant took some exception. At hearing, Applicant agents requested modification of the water conditions. The record was held open after adjournment to allow the City and the Applicant to continue to discuss what improvements are required to satisfy applicable utility standards. The final recommended water extension condition was timely submitted post-hearing and was admitted in the record. *Exhibits 2 and 9; Scott Sherrow Testimony; Sarah Pyle Testimony.*

17. The Zoning Code (RZC 21.72) requires a minimum of 20% of the total lot area to be open space. The project would provide 48% of the total site as open space, most of which would be within the southern portions of the subject site. *Exhibits 2 and 6.*
18. The Redmond Zoning Code contains standards that regulate development impacts to wetlands (RZC 21.64), among other sensitive areas. According to the Applicant's professionally prepared critical areas report, there are two areas on-site that meet the City's criteria for wetlands based on hydrology, soils, and vegetation. These two wetlands, delineated by the Applicant's consultant, are bordered on all sides by roads, driveways, parking areas, commercial and residential development, and existing on-site buildings, with no undeveloped areas in the immediate vicinity. *See Exhibit 7, Figure 2.* Based on a review of historical photographs that show no wetlands present prior to on-site development in 2007, the Applicant's consultant determined the two wetlands to be manmade; wetland function rating sheets were completed for each wetland, showing low habitat values due to lack of plant diversity or other ability to provide habitat. The buffer areas adjacent to both wetlands have previously been developed. Thus, no buffers are proposed to be provided. The Applicant's consultant stated that none of the proposed improvements would impact the two wetlands or reduce their current levels of function and value. There is an undeveloped forested area off-site to the east through which flows a Class II stream located approximately 200 feet east of Wetland A; however, wetland A is separated from the forested area and stream by a parking lot and is not hydraulically connected to the stream. Wetland B is more than 350 feet to the west of the stream and also separated by developed areas. No wetland mitigation is proposed. Planning Staff accepted the Applicant's critical areas report as adequate review of the project's compliance with wetland regulations and endorsed the proposal for no wetland mitigation. *Exhibits 1.7 and 2; Sarah Pyle Testimony.*
19. The site contains areas of steep slopes up to 25% in grade south of the parking lot to the south of the sanctuary. According to the Applicant's critical areas consultant, these slopes were likely created with soils stockpiled from construction of the existing stormwater detention ponds. The steeper slope areas are constrained by ecology block retaining walls. There has been some sloughing of these slopes just south of the existing church building and walkway. Neither the on-site slopes nor an off-site erosion hazard area associated with the stream to the east would be affected by the proposed improvements. The consultant recommended no mitigation or buffers for these on-site slopes. The Applicant submitted a geotechnical report containing design and construction recommendations to address existing slopes and erosion potential on-site. Planning Staff accepted this level of review of these areas. *Exhibits 1.7, 1.17, and 2.*
20. Per the City of Redmond wellhead protection zones map, the subject is not located in wellhead protection zones 1, 2, or 3 and thus is not in a critical aquifer recharge area. However, pursuant to RZC 21.64.050, all areas of the City outside wellhead protection zones 1, 2, or 3 are considered to be within wellhead protection zone 4, in which area development remains subject to the development standards established in RZC 21.64.050.D.4.b, which require implementation of best management practices for the protection of the City's water supply. The proposed use would not store, use, or produce

hazardous materials that could be detrimental to the water supply. All proposed development would be connected to the City's sanitary sewer and stormwater collection systems. *Exhibits 1.7, 2, and 6.*

21. Redmond's tree conservation ordinance (RZC Chapter 21.72) requires that all healthy landmark trees and 35 % of all healthy significant trees be saved.² The proposal would retain 100 % of the existing significant trees, exceeding the minimum requirement. No significant or landmark trees would be removed; no replacement trees are required under the ordinance. *Exhibits 2 and 6.*
22. Landscaping standards in the City code apply to development in residential areas for the purpose of maintaining the vitality of the City's residential areas and implementing the goals and policies of the Neighborhoods Element of the Redmond Comprehensive Plan. *RZC 21.08.180.A.* For the instant project, perimeter landscaping incorporates native species and softens the transition between existing residences and new development that can be viewed from public streets or parks. The instant project includes perimeter landscaping adjacent to single-family residential uses to the south and west. Also, in retaining 100% of existing significant trees, the project meets the requirement of retaining native vegetation. *Exhibits 2 and 6.*
23. The Phase A new classroom building, a two-story, wood frame structure divided into two sections separated by a courtyard and connected by covered walkways, underwent design review. On September 7, 2017, the Design Review Board approved the proposed project with one condition which required that, "where inconsistencies between the floor plan and elevations are found after the Design Review Board has approved this project, the elevations approved by the Design Review Board at this meeting will prevail." *Exhibit 2.* At that meeting, there was discussion about revising the plans with respect to the east-facing gable roof adjacent to the courtyard between the two segments of the new classroom building. Planning Staff recommended a condition of approval requiring the Applicant to work with staff to modify the plans to make the roofline more consistent in appearance with typical residential development. *Exhibits 2 and 8 (Slide 15); Sarah Pyle Testimony.*
24. Planning Staff identified the following City of Redmond Comprehensive Plan policies as applicable to the instant application:

LU-30: Allow some compatible nonresidential uses in Residential zones, such as appropriately scaled schools, religious facilities, home occupations, parks, open spaces, senior centers and day care centers. Maintain standards in the Redmond Zoning Code for locating and designing these uses in a manner that represents the character and scale of the neighborhood

² The Code defines landmark trees as those trees that are greater than 30 inches in diameter at breast height and significant trees as those trees that are between six-inches and 30-inches in diameter at breast height.

LU-3: Allow new development only where adequate public facilities and services can be provided.

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.

LU-8: Design developments to encourage access by modes of travel other than driving alone, such as walking, bicycling, and transit and to provide connections to the non-motorized system.

LU-14: Encourage the provision of needed facilities that serve the general public, such as facilities for education, libraries, parks, culture and recreation, police and fire, transportation and utilities. Ensure that these facilities are located in a manner that is compatible with the City's preferred land use pattern.

Planning Staff asserted that this private school project is a highly compatible use in a Residential Zone, in that it has been designed carefully to maintain the residential character and scale of the neighborhood by keeping a low exterior profile and breaking up the building mass into smaller articulated sections with multiple shed roofs. The site has been subject to past development activities and hosts several existing facilities already. Future development will either expand existing systems or propose to design additional facilities for water, sewer, and stormwater services. The project makes use of underutilized parcels through the redevelopment of the vacant Theno's Dairy buildings in a way that matches the new structures with the surrounding environment. Alternative modes of travel are encouraged in the project design, via street frontage improvements to include a regional trail connector, an on-site pedestrian trail system for walking or biking, soft surface pedestrian trails along the property line, and shared private school busing. The project serves the general public with the expansion to school facilities, a public pool, open spaces, play fields, and provisions for a future soft surface pedestrian trail to connect with the Redmond Parks trail system. Planning Staff asserted that establishing this K-12 grade school within the North Redmond residential neighborhood ensures compatibility with Redmond Zoning Code and the Comprehensive Plan by maintaining and enhancing Redmond's distinctive character and high quality of life. *Exhibits 2 and 8; Sarah Pyle Testimony.*

25. The Applicant hosted a neighborhood meeting on-site on April 24, 2017 after providing advance notice of the meeting in the neighborhood. One owner of an adjacent residence attended. *Exhibits 1.13 and 1.14.*
26. Notice of application was published; posted at City Hall, the Redmond Regional Library, and on the subject property; and mailed to owners of property within 500 feet of the site on April 20, 2017. *Exhibit 1.1.*

27. The City received one written comment during the notice of application public comment period, expressing concerns regarding building height, traffic, and the potential neighborhood impacts of a boarding school. *Exhibit 1.2.*
28. The City of Redmond was designated lead agency for review of the proposal's probable adverse environmental impacts pursuant to the State Environmental Policy Act (SEPA). Based on a review of the Applicant's SEPA environmental checklist and SEPA application, the City determined that the requirements of environmental analysis and protection would be adequately addressed through compliance with the City's regulations and Comprehensive Plan, as well as applicable state and federal regulations. The City issued a determination of non-significance (DNS) on May 18, 2017, concluding that the project would not have probable significant adverse impacts on the environment. Notice of the DNS was issued on the same date through posting at City Hall, the Redmond Regional Library, and at the site; forwarding to state and local agencies; and mailing to parties of record and owners of property within 500 feet of the site. *Exhibits 1.3 and 2.*
29. One comment letter was submitted during the DNS comment period from the Muckleshoot Indian Tribe Fisheries Division, requesting that the off-site stream to the east be re-reviewed for possible fish habitat and that the stream's rating classification be updated based upon available data. *Exhibit 1.4.* The Applicant commissioned a revised critical areas report that addressed the requested changes. *Exhibits 1.7, 2, and 3.* No appeals were filed prior to the June 16, 2017 appeal deadline, and the DNS became final. *Exhibits 1.3 and 2.*
30. Notice of the September 11, 2017 public hearing was posted on-site, at City Hall, and at the Redmond Regional Library, as well as mailed to owners of property within 500 feet of the site and parties of record, on August 21, 2017. However, neither the Applicant nor the Applicant's representatives attended the September 11th hearing. The record was opened at hearing, and the matter was continued on the record to the next hearing calendar, October 2, 2017. *Exhibits 1.5 and 2.*
31. At the October 2nd hearing, one neighboring property owner presented testimony seeking clarification of whether stormwater runoff from the proposed soft surface walking trail would sheet flow onto her property and also expressing the desire to connect to the extended water main. *Patricia Campbell Testimony.*
32. Applicant representatives testified that no, runoff from the trail would be directed back into the subject site from the trail through means of trail construction using a soft surface and through grading, as necessary, to naturally disperse on-site. *Scott Sherrow Testimony.* An Applicant representative stayed after the hearing to speak with the neighbor about the possibility of her connecting to the extended public water main.
33. After reviewing all submitted information, the Technical Committee recommended approval of the conditional use permit subject to the conditions detailed in its report to the Examiner. However, the record was held open to allow Staff and Applicant representatives to continue discussing the requirement for water extension on-site. The

final recommended condition is shown in Exhibit 9. Applicant representatives concurred with the remaining recommended conditions of approval. *Exhibits 2 and 9; Sarah Pyle Testimony; Scott Sherrow Testimony; Shin Goto Testimony.*

CONCLUSIONS

Jurisdiction:

Pursuant to RZC 21.76.050.C (Table B) and RZC 21.76.060.F, the Hearing Examiner has jurisdiction to hear and issue the City's final decision on requests for conditional use permit.

Pursuant to RZC 21.76.050.E.2, where two or more land use applications for a given development are submitted for consolidated review, the review shall be conducted using the highest numbered process type applicable to any of the land use applications, provided that each land use application shall only be subject to the relevant decision criteria applicable to that particular development application. This provision confers jurisdiction on the Hearing Examiner to decide the associated application for site plan entitlement.

Criteria for Review:

Conditional Use Permit

Pursuant to RZC 21.76.070.K.4, applications for conditional use permit may be approved if the Applicant demonstrates compliance with the following criteria for approval:

- a. The conditional use is consistent with the RZC and the Comprehensive Plan;
- b. The conditional use is designed in a manner which is compatible with and responds to the existing or intended character, appearance, quality of development, and physical characteristics of the subject property and immediate vicinity;
- c. The location, size, and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;
- d. The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses minimize unusual hazards or characteristics of the use that would have adverse impacts;
- e. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood; and
- f. The conditional use will be supported by adequate public facilities or services, and will not adversely affect public services to the surrounding area or conditions are established to mitigate adverse impacts on such facilities.

Site Plan Entitlement

Pursuant to RZC 21.76.070.Y.3, Site Plan Entitlement Decision Criteria:

- a. The Technical Committee, composed of the Departments of Planning and Public Works, shall review all Development Review permits with the State Environmental Policy Act and the RZC.
- b. The Landmarks and Heritage Commission will review all Certificates of Appropriateness for compliance with the RZC.

Conclusions Based on Findings:

A. Conditional Use Permit

1. The proposed conditional use is consistent with the applicable provisions of the Redmond Zoning Code and the Redmond Comprehensive plan. With the exception of front setback from Redmond-Woodinville Road, the application materials demonstrate compliance with all development standards of the underlying R-1 and R-4 zoning. The administratively approved code deviation granting a 20% reduction in the standard front setback both allows the proposed new classroom building to be built in the footprint of the existing Theno's Dairy buildings and also allows dedication of right-of-way along the frontage of Redmond-Woodinville Road sufficient to bring that frontage up to current road standards. The proposal exceeds minimum compliance with the City's tree conservation ordinance. Perimeter landscaping and tree retention would serve to soften and/or screen the appearance of non-residential structures as viewed from adjacent residences and public rights-of-way. Parking proposed to be retained on-site exceeds the minimum number of stalls required by 50. The site was thoroughly reviewed for critical areas and geotechnical hazards by qualified professionals in those fields of study. Site development, as proposed and conditioned, would not result in impacts to the existing manmade wetlands on-site, manmade steep slopes on-site, or the underlying wellhead protection zone 4. The proposed conditional use is consistent with the applicable provisions of the Comprehensive Plan in allowing the expansion of compatible nonresidential uses already existing, in increasing the intensity of an allowed use where utilities and services are available, by encouraging "infill" development of underutilized property, in providing alternate transportation management to prevent queuing and delay on public rights-of-way, and by expanding private school enrollment where there appears to be demand. *Findings 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 17, 18, 19, 20, 21, 22, and 24.*
2. Phase A (new classroom building) would remove the derelict Theno's Dairy buildings on-site and would create in their place a two-part, two story classroom structure with a central open space courtyard and a rooftop plaza on the lower of the two portions of the building. The new building would be no taller than 35 feet and, as conditioned, would complement existing site development and fit into its residential surroundings. Pedestrian pathways and generous open space would assist the project in retaining a "pedestrian", residential neighborhood scale and appearance. *Findings 3, 4, 5, 6, 7, 8, and 9.*
3. The location, size, and height of the proposed construction would have no impact off-site. Existing structures are being replaced within their existing footprint with a new two story structure divided into two parts around an open courtyard. All improvements would be

substantially setback from property boundaries. Pedestrian facilities to and through the site would be provided. *Findings 4, 5, 7, 8, 9, 10, 18, 19, and 20.*

4. The project comprises an expansion of an existing school use. Hours of school operation would not change. Portions of the site would remain available to the general public, including church attendance and public registration for swimming programs in the pool within the existing classroom building. Traffic from the expanded school use of the site is addressed in the following conclusion. Aside from potential increased traffic, the proposed expanded school would not result in any hazards or adverse impacts to the neighborhood. *Findings 6, 7, 8, 9, 10, and 14.*
5. The expanded student body would generate additional traffic to the site beyond existing trip volumes. The Applicant's traffic impact assessment credibly projected that the expanded school (including Phases A and B) would not significantly contribute to congestion during the school PM peak hour and the general PM peak hour. As conditioned, the expanded school would implement a rigorous transportation management plan intended to prevent any queuing onto Redmond-Woodinville Road. Based on this TMP, the project's new trips should not cause any undue hazardous conditions for vehicular and pedestrian traffic in the vicinity. New pedestrian facilities along the site frontages and through the site should result in increased pedestrian safety in the vicinity. *Findings 7, 11, 12, and 13.*
6. Water and sewer main extension are proposed. Both municipal utilities have capacity to serve the project. As conditioned, the proposal would not result in increased demand for public or private utility service. As noted in the previous conclusion, traffic impacts are projected to be adequately managed on-site through implementation of the approved TMP and by payment of traffic impact fees. *Findings 7, 8, 14, 15, 16, and 20.*

B. Site Plan Entitlement

1. With the exception of front setback, the proposal complies with all bulk dimensional standards of the underlying R-1 and R-4 zones. As described in previous conclusions, the administratively approved 20% reduction in front setback results in superior site design and allows Redmond-Woodinville Road to be widened to meet current standards. *Findings 2, 4, 5, 7, 8, 9, 11, 12, 14, 15, 6, 17, 18 19, 20, 21, 22, 23, 24, and 33.*
2. The proposal was reviewed for compliance with the requirements of the State Environmental Policy Act, and a determination of non-significance was issued which became final when no timely appeal was filed. *Findings 28 and 29.*
3. Notices of application, of SEPA determination, and of public hearing were provided in accordance with the notice requirements of the Redmond Zoning Code. *Findings 2, 25, 26, 27, 28, 30, and 31.*

DECISION

Based on the preceding findings and conclusions, the requested conditional use permit and site plan entitlement for the expansion of the existing Willows Preparatory private school by construction of a new two-story (plus basement) building in the footprint of an existing structure on-site, together with infrastructure and site improvements, at 12280 Redmond-Woodinville Road in Redmond, Washington, are **APPROVED** subject to the following conditions:

A. Site Specific Conditions of Approval:

The following table identifies those materials that are approved with conditions as part of this decision.

| Approved Item | Date Received | Notes |
|---------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------|
| Plan Set (CUP) | 09/28/2017 | <i>and as conditioned herein.</i> |
| Plan Set (SPE) | 09/28/2017 | |
| SEPA Checklist | 04/04/2017 | <i>and as conditioned herein and as conditioned by the SEPA threshold determination on May 18, 2017.</i> |
| Architectural Elevations | 04/04/2017 | <i>and as conditioned herein.</i> |
| Design Review Board Approval/Plans | 04/04/2017 | <i>and as conditioned herein.</i> |
| Conceptual Landscaping Plan | 04/04/2017 | <i>and as conditioned herein.</i> |
| Conceptual Lighting Plan | 04/04/2017 | <i>and as conditioned herein.</i> |
| Proposed Tree Retention Plan | 04/04/2017 | <i>and as conditioned herein.</i> |
| Traffic Mitigation Plan | 09/28/2017 | <i>and as conditioned herein.</i> |
| Stormwater Design | 04/04/2017 | <i>and as conditioned herein.</i> |

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

1. Development Engineering – Transportation and Engineering

Reviewer: Min Luo, Senior Engineer

Phone: (425) 556-2881

Email: mluo@redmond.gov

- a. Easements and Dedications. Easements and dedications shall be provided for City of Redmond review at the time of 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) A 10-foot wide sidewalk and utility easement, granted to the City of Redmond, abutting the east side of Woodinville-Redmond Road right-of-way.
 - (b) A 10-foot wide sidewalk and utility easement, granted to the City of Redmond, abutting the south side of NE 124th Street right-of-way.
 - (c) A 3- to 5-foot wide permanent public pedestrian access easement for the area of the walkway along a mutually agreed upon practical location.
 - (d) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

- ii. Dedications for right-of-way are required as follows:
 - (a) New right-of-way lines joining at the intersection of Woodinville-Redmond Road and NE 124th Street shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.
 - (b) A strip of land ranging from 16 feet to 21 feet wide abutting the east side of existing Woodinville-Redmond Road right-of-way is required to be dedicated to make up the half street ROW of 50 feet.
 - (c) A strip of land approximately 20 feet wide abutting the south side of existing NE 124th Street right-of-way is required to be dedicated to make up the half street right-of-way of 50 feet.

(Code Authority: RZC 21.52.030 (G); RMC 12.12)

- b. Construction Restoration. In order to mitigate damage due to trenching and other work on Woodinville-Redmond Road and NE 124th Street, the asphalt street shall be planed, overlaid, and/or patched, as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Rob Crittenden at (425) 556-2838.

(Code Authority: RMC 12.08; Redmond Standard Specifications & Details; RZC 21 Appendix 2-A.8.e)

c. Street Frontage Improvements

- i. The frontage along Woodinville-Redmond Road shall be maintained as built and conditioned, which includes existing asphalt paving, type A-1 concrete curb and gutter, existing planter strips and existing concrete sidewalk, storm drainage, street lights, street trees, street signs, and underground utilities including power and telecommunications. The minimum pavement section for the street trench repair locations shall consist of:
 - 4 inches HMA Class ½” PG 64-22
 - 5 inches HMA Class 1” PG 64-22
 - 4 inches of 1-1/4” minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)

- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system

(Code Authority: RZC 21.52.030; 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details)

ii. Upon development of Parcels A, D, and E, or any one of them, the frontage along NE 124th Street shall be constructed to meet current City standards which include asphalt paving approximately 41 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5-foot wide planter strips, 12-foot wide multi-use path, storm drainage, street lights, street trees, street signs, and underground utilities including power and telecommunications. A combined regional trail and sidewalk multi-use path shall be 12 feet wide with a shoulder of 3 feet and vegetation of 2 feet separation next to the property. The minimum pavement section for the streets shall consist of:

- 4 inches HMA Class ½” PG 64-22
- 5 inches HMA Class 1” PG 64-22
- 4 inches of 1-1/4” minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system

(Code Authority: RZC 21.52.030; 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details)

iii. A separate 40-scale channelization plan may be required for any public street being modified or constructed. The plan shall include the existing and proposed signs, striping, and street lighting and signal equipment for all streets adjacent to the site and within at least 150 feet of the site property line (both sides of the street). The plan shall conform to the requirements in the City of Redmond Standard Specifications and Details Manual. The project is located along a state route, therefore WSDOT approval of the channelization plan is also required.

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

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

A combined regional trail and sidewalk multi-use path of 12 feet hard surface with a 3-foot shoulder and a 2-foot vegetation separation next to the property shall be required along NE 124th Street.

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

d. Access Improvements

- i. The existing site accesses shall be maintained as shown on the Willows Preparatory School site plan prepared by S+L Architects, LLC, dated March 10, 2017.

(Code Authority: RZC 21.52.030(E); RZC 21 Appendix 2)

- ii. Direct access to NE 124th Street will not be permitted. This restriction shall be indicated on the civil plans and other final documents.

(Code Authority: RZC 21.52.030(E); RZC 21 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 21 Appendix 2 - A.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 Paul Cho, Transportation Operations at (425) 556-2751 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>

(Code Authority: RZC 21.52.030 (F); RZC 21 Appendix 2)

g. Trail Connectors

- i. Hard Surface Trail on SE corner: A pedestrian connection is required between the southeast corner of the property and the internal pedestrian circulation system in the south parking lot. Connection shall be paved per the Comprehensive Plan Neighborhood section, and the design shall be consistent with RZC 21.60.020(H) – Pedestrian and Bicycle Circulation, including a 6-foot width concrete walkway.
- ii. Regional Trail along NE 124th St: A combined regional trail and sidewalk multi-use path of 12 feet hard surface with a 3-foot shoulder and 2-foot vegetation separation next to the property shall be required along NE 124th Street.
- iii. Soft Trail along the east property line: A 3-foot to 5-foot wide soft surface trail along a mutually agreed upon practical location and public access easement for

the trail to the City are required. The soft surface trail shall not impede existing parking or built facilities on site.

(Code Authority: RZC 21.60.020)

Development Engineering – Water and Sewer

Reviewer: Zheng Lu, Senior Utility Engineer

Phone: (425) 556-2844

Email: zlu@redmond.gov

- a. Water Service. An 8-inch water main shall be extended from the existing 12-inch water main on Redmond-Woodinville Road NE to serve two new buildings. New water services, hydrants, fire line, and other elements shall be connected from this 8-inch line. The new 8-inch water main also connects to fire line, which serves the existing church building to the south. The existing water services shall be abandoned and physically disconnected at the 12-inch water main on Red-Wood Road, per City Standard.

As part of Phase I Site Plan Entitlement, the developer shall extend northerly about 215 linear feet of 12-inch ductile iron water main from the existing 12-inch water pipe along the east property line. A 14-foot wide gravel maintenance access road shall be constructed at the same time.

In conjunction with any future development phases of the Conditional Use Permit beyond Phase I, the remaining 200 linear feet of the 12-inch water main along the east property line towards to 124th Street shall be designed and constructed.

A 12-inch water main extension along Redmond-Woodinville Road and NE 124th Street is not required.

- b. Sewer Service. Sewer service will require a developer extension of the City of Redmond sewer system as follows: the City sanitary sewer collection system is very well established in the area. The developer can connect new side sewers to the City's sewer main on Redmond-Woodinville Road NE and NE 124th Street as needed.

(Code Authority: RZC 21.74.020(D), RZC 21.17.010)

- c. Easements. Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing approval. Offsite easements must be recorded prior to construction drawing approval.

(Code Authority: RZC 21.74.020(C), Appendix 3)

- d. Permit Applications. Water meter and side sewer applications shall be submitted for approval to the Development Engineering Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed. All reimbursement fees shall be paid prior to sale of water and side sewer permits.

(Code Authority: RMC 13.08.010, 13.12)

2. Development Engineering – Stormwater/Clearing and Grading

Reviewer: Cindy Wellborn, Senior Stormwater and Utility Engineer

Phone: (425) 556-2495

Email: cwellborn@redmond.gov

- a. Water Quantity Control:
 - i. Detention shall be provided in a City-approved privately maintained detention facility. The water quantity facility shall be designed in compliance with the City codes at the time of civil approval.
 - ii. The Applicant shall provide for overflow routes through the site for the 100-year storm.

(Code Authority: RMC 15.24.080)(2)(d)

- b. Water Quality Control
 - i. Basic water quality treatment shall be provided in a privately maintained City-approved water quality facility. The water quality facility shall be designed in compliance with the City codes in place at the time of approval.

(Code Authority: RMC 15.24.080(2)(c))

- c. Easements. Easements will be required for any public stormwater conveyance systems on private property. Easements shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit or issuance of water meter or side sewer permits. The existing and proposed easements shall be shown on the civil plans. Prior to acceptance of the easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.

(Code Authority: RMC 15.24.080(2)(i))

- d. Private Stormwater Easements. Private stormwater easements will be required where drainage systems are located across adjacent properties and will remain under private ownership. Maintenance of private drainage systems will be the responsibility of the property owners benefiting from the easement. Prior to construction drawing approval and final short subdivision recording, fully executed and recorded easements shall be provided to the Development Engineering Division.
(Code Authority: RZC 21.54.010(D), 21.74.020(C), 21.54.010(E), Appendix 3)
(Condition Applies: Civil Construction, Short Subdivision Document)

- e. Clearing and Grading.
 - i. The Applicant shall connect the project stormwater system to the existing public system located in Redmond-Woodinville Road NE.
 - ii. The existing biofiltration facility along the NE 124th Street project frontage shall be relocated as required by the City at the time of civil approval.

(Code Authority: RMC 15.24.080)

- f. Temporary Erosion and Sediment Control (TESC).
 - i. Rainy season work is permitted October 1st through April 30th 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 or 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.

(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-2016-01086 and LAND-2016-01087 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 – Emergency Vehicle Access Easements shall be a recorded document. Hydrants will be supplied as indicated on SPE documents.
- b. Fire Protection Plan – All buildings shall be equipped with an NFPA 13 compliant fire sprinkler system. The fire alarm system shall be compliant with the IFC Chapter 9 and NFPA 72 according to the building’s occupancy type.
- c. Change or Modification – N/A
- d. Fire Code Permit – Various permits may be required depending on the usage of each building. These permits include but are not limited to: Demolition, Underground Storage Tank Removal, Smoke Control, Emergency Responder Radio System, Fire Alarm, Fire Sprinkler, Place of Assembly, Flammable/Combustible Liquids.
- e. Comment

(Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG)

5. Planning Department

Reviewer: Sarah Pyle, Senior Planner
Phone: (425) 556-2426
Email: spyle@redmond.gov

- a. Street Trees. The following street trees are required to be installed in accordance with RZC Section 21.32.090. The minimum size at installation is 2-½ inch caliper.

| Street | Species | Spacing |
|---------------|------------|----------------|
| Red-Wood Road | Red Sunset | 25’ on Average |

(Code Authority: RZC 21.32.090)

- b. 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 plan showing the location of preserved trees and containing protection language approved by the City shall be

shown on the face of the deed or similar document and shall be recorded with the King County Department of Records and Elections.

(Code Authority: RZC 21.72.060 (D) (2))

- c. Transportation Management Plan. A Transportation Management Plan (TMP) shall be submitted and approved by the City's Transportation Demand Management Division prior to building occupancy. This document shall include the items and comments outlined in the September 11, 2017 draft TMP.

(Code Authority: RZC 21.52.020)

- d. Design Review Board Approval. The Design Review Board approved the proposed project at their September 7, 2017 meeting. Revised elevations or plans that reflect the conditions of approval issued by the Design Review Board must be submitted with the building permit application or civil drawings. All plans must be prepared by a licensed architect or licensed engineer. The Design Review Board's conditions of approval are:

- i. Where inconsistencies between the floor plan and elevations are found after the Design Review Board has approved this project, the elevations approved by the Design Review Board at this meeting will prevail.

(Code Authority: 21.76.060(G))

- ii. If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials, and color between the presentation boards and the 11 x 17" submitted drawings, the Design Review Board and Redmond Planning Staff will review and determine which design version will be followed for Site Plan Entitlement and Building Permits.

(Code Authority: 21.76.060(G))

- iii. The Applicant shall work with staff to update the east facing gable roof adjacent to the courtyard per the September 7, 2017 Design Review Board Meeting minutes.

B. Compliance with City of Redmond Codes and Standards:

This approval is subject to all applicable City of Redmond codes and standards, including the following:

Transportation and Engineering

RMC 6.36: Noise Standards

| | |
|-------------------------|------------------------------------------------------------------------|
| RZC 21.52: | Transportation Standards |
| RZC 21.40.010(E): | Design Requirements for Parking Facilities |
| RZC 21.54: | Utility Standards |
| RMC 12.08: | Street Repairs, Improvements & Alterations |
| RMC 12.12: | Required Improvements for Buildings and Development |
| RMC 12.16: | Highway Access Management |
| RZC 21.76.100(F)(9)(c): | Nonconforming Landscaping and Pedestrian System Area |
| RZC 21.76.020(G): | Site Construction Drawing Review |
| RZC 21.76.020(H)(6): | Preconstruction Conference |
| RZC 21.76.020(H)(7): | Performance Assurance |
| RZC Appendix 3: | Construction Specification and Design Standards for Streets and Access |
| City of Redmond: | Record Drawing Requirements, July 2015 |
| City of Redmond: | Standard Specifications and Details (current edition) |

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 4: | Design Requirements for Water and Wastewater System Extensions |
| City of Redmond: | Standard Specifications and Details (current edition) |
| City of Redmond: | Design Requirements: Water and Wastewater System Extensions - January 2012. |

Stormwater/Clearing and Grading

| | |
|------------------------|------------------------------------------------------------|
| RMC 15.24: | Clearing, Grading, and Storm Water Management |
| RZC21.64.060 (C): | Planting Standards |
| RZC 21.64.010: | Critical Areas |
| RZC 21.64.040: | Frequently Flooded Areas |
| RZC 21.64.050: | Critical Aquifer Recharge Areas |
| RZC 21.64.060: | Geologically Hazardous Areas |
| City of Redmond: | Standard Specifications and Details (current edition) |
| City of Redmond: | Stormwater Technical Notebook Issue No. 7A, 2017 |
| Department of Ecology: | Stormwater Management Manual for Western Washington (2014) |

Fire

| | |
|-----------------|------------------------------------------------------------------------|
| RMC 15.06: | Fire Code |
| RZC Appendix 3: | Construction Specification and Design Standards for Streets and Access |

City of Redmond:
City of Redmond:

Fire Department Design and Construction Guide 5/6/97
Fire Department Standards

Planning

RZC 21.58-21.62: Design Standards
RMC 3.10: Impact Fees
RZC 21.32, 21.72: Landscaping and Tree Protection
RZC 21.34: Exterior Lighting Standards
RZC 21.38: Outdoor Storage and Service Areas
RZC 21.40: Parking Standards
RCZ 21.64: Critical Areas

Building

2012 International Building Codes (IBCs)
2012 Uniform Plumbing Code
2012 International Residential Code (IRC)

Decided October 20, 2017

By:



Sharon A. Rice
City of Redmond Hearing Examiner

Note: Pursuant to RZC 21.76.050.H, the Decision of the Hearing Examiner in this consolidated Type III permit process are appealable to the City Council, which would consider the appeal in a closed record appeal proceeding. The City Council's decision may be appealed to the King County Superior Court.