

Appellant's Exhibit 89

(as referenced in June 30, 2017

Appellant WPDC Cleveland LLC's Witness and Exhibit List)



A-Z Directory Language Text size **A- A+1** **SEARCH**

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Site Plan Entitlement

What is it?

A Site Plan Entitlement is required for any public, semi-public, or private proposal for new construction or exterior modification to a building or site, including multifamily, commercial, industrial, utility construction, expansion, or exterior remodeling of structures, parking, or landscaping, where the proposed use is shown as permitted in the applicable permitted use chart.

Your project may require State Environmental Policy Act (SEPA) review if the project is within or near critical areas (i.e. streams, wetlands, steep slopes, critical aquifer recharge area) or exceeds the SEPA categorical exemptions specified in RZC 21.70.

How Much Does it Cost?

Our review fee is a flat fee and is established within the Development Review Fee Schedule. An initial fee is required to be paid at the time of application submittal. Subsequent review fees may apply if additional review is required. Furthermore, this application type is eligible to be processed through the Pre-Entitlement Review Process (PREP). An initial kick off fee is required to be paid at the time of application submittal and a final submittal fee is required to be paid following application acceptance. All associated fees can be found in the fee schedule noted below.

[Development Review Fee Schedule](#)

How Long Does It Take?

How long it takes us to complete our review of your proposal depends on several factors, including the:

- Complexity of your proposal
- Quality of your plans and project documentation
- Timely response to correction letters and requests for further information
- Public interest.

Steps to Get Your Application Approved

1. Research

Find your property information. Research your site to help you plan your project. Use our [Property Viewer Interactive Map](#) to find zoning and critical areas information.

Determine restrictions to your project. Research the [Redmond Zoning Code](#) to determine standards that will apply to your proposal.

[State Environmental Policy Act \(RZC 21.70\)](#)

[Critical Areas Ordinance \(RZC 21.64\)](#)

[Tree Protection Regulations \(RZC 21.72\)](#)

Attend a Pre-Application Conference. We offer pre-application conferences to answer any project specific and process related questions. This one-hour meeting is held Thursdays. For more information see [Pre-Application Conference Tip Sheet](#).

2. Start the Application Process

Apply for an application. Get an application number by submitting your application to the Development Services Center. You will need to provide all information noted in the applicable

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Tips (A-Z)

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425-556-249

[Planner On C](#)

Location

Redmond Ci

15670 NE B

2nd Floor

Hours

Monday - Fr

8 am - 5 pm

submittal requirement checklist.

Site Plan Entitlement

PREP Site Plan Entitlement Submittal Requirements Checklist

To learn more about PREP, see the PREP User Guide

Request a Pre-Application Conference (optional). We recommend applying for a pre-application conference for this type of project. For more information see Pre-Application Conference Tip Sheet.

Prepare your plans and technical documents. Plans and technical documents must be electronic and in accordance with the requirements specified within the submittal checklist.

Tip Sheet – Design Review Board

Tip Sheet– SEPA

Tip Sheet – Transfer of Development Rights

Tip Sheet – Green Building Infrastructure Program

Tip Sheet - PREP User Guide

3. Submit Application

Schedule an intake appointment. Call 425-556-2494 to schedule an intake appointment at the Development Services Center. Application submittals are only accepted on Mondays and Tuesdays.

Pay fee. Application fees are due at application submittal.

Wait for public notice. We will issue a public notice for your project as required by RZC 21.76.080. You are responsible for installing a yellow public notice board. The City will work with you to determine when and where the sign needs to be installed. We'll consider all public comments during the 21-day public comment period.

Yellow Public Notice Board Instructions

Read our decision. We will publish our decision on your project on our Land Use Action Notice webpage. Additionally, the decision will be mailed to you and any parties of record.

Submit an appeal. If you or a member of the public disagrees with our decision, you may file an appeal with the Office of the City Clerk within 14 days from when we publish our decision.



- Home
- Traffic Cameras
- Communications
- Development Resources
- GIS Maps
- Recreation Classes
- Online Services
- Employment
- Staff Directory
- Main Calendar

- How to Pay:
- Utility Bills

- Apply:
- Boards and Commissions
- Business Licenses
- Jobs
- Permits
- Pet Licenses

- Report:
- Code Violation
- Issues and Complaints
- Website Feedback

- Find:
- Bid Info
- City Buildings
- City Codes and Documents
- Maps
- Parks
- Trails
- Public hearings
- Recreational Classes
- Redmond Parks
- Utility Billing

- Get Involved:
- City Council
- Donations
- Events
- Volunteering

- Other City Sites:
- Budget, Redmond.gov (Budget Data)
- Data, Redmond.gov (Open Data Index)
- Land, Redmond.gov (E-Track Portal)
- RedmondDerbyDays.com
- RedmondLights.com

- Request:
- eAlert Subscriptions
- Inspections
- Junk Mail Reduction (IC site)
- Police Public Records
- Rental Facilities
- Utility Services

- A-Z Directory
- Search Help
- Site Map
- Website Policies



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Contact Us | Info@Redmond.gov