

**BEFORE THE CITY OF REDMOND  
HEARING EXAMINER**

In the Matter of the Application of	)	
	)	NO. LAND-2018-00116
	)	
<b>Mike Walsh,</b>	)	<b>Larkin Property</b>
<b>Terrene Homes LLC</b>	)	
	)	
For Approval of a Preliminary Plat	)	FINDINGS, CONCLUSIONS, AND DECISION
_____	)	

**SUMMARY OF DECISION**

The request for approval of a preliminary plat to subdivide 2.47 acres into 14 single-family residential lots and three tracts is **GRANTED** subject to conditions.

**SUMMARY OF RECORD**

**Request:**

Mike Walsh of Terrene Homes LLC (Applicant) requested approval of a preliminary plat to subdivide 2.47 acres into 14 single-family lots to be developed with 12 detached single-family residences and one duplex, two open space tracts, and one private access tract. The subject property is located at 10201 - 134th Avenue NE, Redmond, Washington.

**Hearing Date:**

The Redmond Hearing Examiner conducted an open record hearing on the request on March 4, 2019.

**Testimony:**

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

- Cameron Zapata, Planner, City of Redmond
- Steven Fischer, Planning Manager, City of Redmond
- Min Luo, Senior Transportation Engineer, City of Redmond
- Todd Oberg, Applicant Representative
- Wade Metz, Applicant Representative
- TC Colleran, Applicant Representative

**Exhibits:**

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

1. Technical Committee Report to the Hearing Examiner, with the following attachments:
  1. Vicinity Map
  2. Notice of Public Hearing and Certificate of Posting

3. Public Comment
  4. Notice of Application and Certificate of Posting
  5. SEPA Documents
  6. Tree Health Assessment Report
  7. Tree Preservation Plan
  8. Tree Transplant Feasibility
  9. Landmark Tree Exception Request
  10. Wetland Reconnaissance Report
  11. City Confirmation No Wetlands or Streams
  12. Plan Set
  13. Safe Walk Narrative
  14. General Application Form
  15. Determination of Completeness Letter
  16. SEPA Application
  17. Neighborhood Meeting Notice
  18. Neighborhood Meeting Sign In
  19. Neighborhood Meeting Questions and Comments
  20. Geotechnical Report
  21. Stormwater Report
  22. Transportation Concurrency
  23. Cultural Resources Report
2. Planning Staff's PowerPoint presentation

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

### **FINDINGS**

1. The Applicant requested approval of a preliminary plat to subdivide 2.47 acres into 14 single-family lots to be developed with 12 detached single-family residences and one duplex, two open space tracts, and a private access tract. The subject property is located at 10201 - 134th Avenue NE, Redmond, Washington.<sup>1</sup> *Exhibits 1, 1.12, and 1.14.*
2. The preliminary plat application was submitted and determined to be complete on February 9, 2018. *Exhibits 1, 1.14, and 1.15.*

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<sup>1</sup> The subject property is known as Parcel Number 1246700141. *Exhibit 1.14.*

3. The subject property is located in the Willows/Rose Hill Neighborhood and is zoned Residential Innovative (RIN) Single-Family Urban Residential. *Exhibit 1*. The purpose of the RIN zone is as follows:

The RIN Single-Family Urban Residential zone is intended to promote single-family housing consisting of smaller dwelling units to respond to changing household sizes and ages. It will provide opportunities for households of various sizes, ages, and incomes to live in a neighborhood by promoting diversity in the size, type, and price of new single-family homes. Also, this zone will blend new development with existing residential development to help maintain neighborhood character, particularly in neighborhoods with a predominance of small to moderately sized homes. The zone will help to provide appealing and active streetscapes that promote a more walkable and enjoyable neighborhood experience. The density allowed within the zone shall be four to five dwelling units per gross acre depending on the size of the site and the size of dwellings proposed.

*Redmond Zoning Code (RZC) 21.08.070.A.*

4. The City of Redmond Comprehensive Plan contains policies to incentivize the provision of affordable housing (HO-37), encourage infill development (LU-6), allow new development only where adequate public facilities and services can be provided (LU-3), and to promote attractive, friendly, safe, quiet, and diverse residential neighborhoods (LU-28) designed to be consistent with sustainable design standards, landscaping requirements, and building design guidelines (HO-15). Planning Staff submitted that, as proposed and conditioned, the project would be consistent with applicable Comprehensive Plan and Neighborhood Plan goals and policies. *Exhibits 1 and 2; Cameron Zapata Testimony.*
5. The subject property contains a single-family residence which would be removed in conjunction with development of the site. Surrounding properties are zoned RIN and are developed with single-family residences. *Exhibits 1 and 1.12.*
6. The subject property is relatively flat and does not contain any wetlands, streams, or other critical areas. *Exhibits 1, 1.10, and 1.11.*
7. According to development standards applicable to the RIN zone, the minimum required density for the 2.47-acre site is six dwelling units and the maximum base density (not including bonus units) is 12 dwelling units. The proposed 14 dwelling units are permissible under the zoning ordinance because the project qualifies for two bonus dwelling units, including one for providing an affordable housing unit (the duplex unit on proposed Lot 9) as required by RZC 21.20, and one for implementing green building techniques (use of drought-tolerant landscaping and participation in the EPA Water Sense Program is proposed) pursuant to RZC 21.67. *Exhibit 1.*

8. The proposed lots have been designed to satisfy the bulk dimensional standards of the RIN zone, including an average lot size exceeding 4,000 square feet, a minimum lot width circle of 35 feet, and minimum lot frontage of 20 feet. Building envelopes consistent with the minimum required setback standards are depicted on the plat map. *Exhibits 1 and 1.12.*
9. The Applicant has submitted an open space plan demonstrating compliance with the minimum 20% of lot area open space requirement of the RIN zone; the total lot area within the development would be 63,700 square feet. The open space would consist of 10,262 square feet of private open space (i.e., back yards) on individual lots, and a total of 8,694 square feet of common open space within Tracts A and B.<sup>2</sup> Tract A is a tree retention tract and Tract B is a combined open space and stormwater tract, which would be landscaped and improved with park benches and a trash receptacle. *Exhibits 1 and 1.12; Todd Oberg Testimony.*
10. Redmond Zoning Code 21.72 requires that all healthy landmark trees and 35% of all healthy significant trees be retained.<sup>3</sup> The subject property contains one healthy landmark tree and 20 healthy significant trees. The Applicant proposes to retain five significant trees in their original locations and to transplant three significant trees from the proposed road corridor to Tract A, resulting in a retention rate of 38%. A certified arborist reviewed the proposal to transplant the three trees and concluded that transplantation would be feasible. The Applicant applied for and obtained Department of Planning and Community Development approval of landmark tree exception request to remove the landmark tree. RZC 21.72.080 requires removed significant trees to be replaced at a 1:1 ratio and removed landmark trees to be replaced at a 1:3 ratio. The Applicant proposes to plant approximately 54 new trees on site, which far exceeds the 15 trees required to comply with the City's replacement ratios. *Exhibits 1, 1.6, 1.7, 1.8, 1.9, and 1.12.*
11. The zoning code requires that new subdivisions provide landscaping along the perimeter of the site to soften the transition between new and existing dwelling units when the proposed dwellings are directly adjacent to developed lots or can be viewed from public streets or parks. *RZC 21.08.180.* The proposal includes perimeter landscaping to comply with the landscaping regulations. *Exhibits 1 and 1.12.*
12. Access to the subdivision would be from 134th Avenue NE via a proposed new road identified on the preliminary plat map as Road A. Access to individual lots would be from a proposed cul-de-sac road identified on the preliminary plat map as Road B and from a private access tract identified as Tract C. Both roads would be designed in accordance with City standards and would include sidewalks and street trees. Road B would have sidewalks on both sides. The new internal roads would stub to the south

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<sup>2</sup> This information was inadvertently misstated in the staff report on page 14. *Exhibit 1; Todd Oberg Testimony.*

<sup>3</sup> Pursuant to RZC 21.78, landmark trees are those that are greater than 30 inches in diameter at breast height and significant trees are those that are between six and 30 inches in diameter at breast height.

perimeter of the site to allow for future connectivity. *Exhibits 1 and 1.12; Testimony of Todd Oberg and TC Colleran.*

13. Due to the relatively low number of lots and thus trips, a traffic study was not required for the project. However, in response to public comment on the application relating to traffic at the intersection of 132nd Avenue NE and NE 100th Street, the City submitted that a signal warrant analysis was conducted in conjunction with the 35-lot Rose Hill West development, which concluded that a signal was not. *Exhibits 1 and 1.3; Min Luo Testimony.*
14. Each proposed lot would be connected to municipal water and sewer service from mains extended from their existing location in 134th Avenue NE. *Exhibits 1 and 1.12.*
15. The proposed stormwater system has been designed to conform to the Department of Ecology's Stormwater Management Manual, as adopted by the City of Redmond. The majority runoff from the developed site would be routed to an on-site detention/wetvault in Tract B for flow control and water quality treatment, prior to discharge to the existing stormwater conveyance system along 134th Avenue NE. Outflow from the vault would be designed to discharge at a rate that would minimize erosion potential and downstream impacts. Runoff from a portion of Road A and the frontage improvements along 134th Ave NE would not be able to be routed to the detention/wetvault and would instead be routed to a lined bioretention swale for water quality treatment. *Exhibits 1, 1.12, 1.20, and 1.21.*
16. A geotechnical engineering study was conducted for the site, which concluded that the proposed development plan is feasible given the soils underlying the site. The proposal incorporates the recommendation contained in the study that infiltration not be attempted due to the dense Vashon till soils on site. *Exhibit 1.20.*
17. The subject site is within the Lake Washington School District. Students from the proposed plat would attend Twain Elementary School, Rose Hill Middle School, and Lake Washington High School. Students attending Twain Elementary would be bussed to school from a bus stop located 0.13 miles south of the subject property at NE 100th Street and 134th Avenue NE. There is an existing walking path on the east side of 134th Avenue NE between the subject property and the bus stop. Students attending Rose Hill Middle School would be bussed to school from a bus stop located approximately 0.24 miles northwest of the subject property at 132nd Avenue NE and NE 104th Street. This walking route would utilize the existing path on the east side of 134th Avenue NE, with a missing segment that is to be completed by the Whitaker Short Plat. High School students who walk would take a two-mile long route to school, walking south on the existing path on the east side of 134th Avenue NE and then along NE 100th Street, 132nd Avenue NE, and NE 80th Street. However, students more than a mile from their respective schools are bussed. The District informed the Applicant that students from the plat would be bussed to the elementary and high schools. The District was provided a copy of the Applicant's report detailing the walk routes and confirmed that it would not request any additional walking paths. The Applicant would be required to pay school

impact fees prior to building permit issuance. *Exhibits 1 and 1.13; Testimony of Min Luo and Todd Oberg.*

18. The proposal is categorically exempt from review under the State Environmental Policy Act. *Exhibit 1.5; VMC 21.70.090.A.1.*
19. Notice of the open record public hearing on the application was posted on-site, at City Hall, and the Redmond Library; published in the *Seattle Times*; and mailed to owners of property within 500 feet of the site on or before February 11, 2019. *Exhibits 1 and 1.2.*
20. The Technical Committee, comprised of staff from City of Redmond Planning, Public Works, and Fire Departments, reviewed the complete application and supporting materials for compliance with City regulations and the Comprehensive Plan. The Technical Committee recommended project approval subject to conditions. *Exhibit 1; Cameron Zapata Testimony.*

## **CONCLUSIONS**

### **Jurisdiction:**

The Hearing Examiner is authorized to conduct open record hearings and issue decisions on Type III permits, including preliminary plat permit applications, pursuant to RZC 21.76.050.C, Table 21.76.050B, and RZC 21.76.060.F.

### **Subdivision Criteria for Review:**

Pursuant to RZC 21.74.030.B.1, the Examiner shall approve an application for subdivision if findings can be entered showing the following criteria are satisfied:

- a. The proposal complies with the general criteria applicable to all land use permits set forth in RZC 21.76.070.B, Criteria Applicable to All Land Use Permits;
- b. The proposal conforms to the site requirements for the zoning district in which the property is located;
- c. The proposal conforms to the requirements of this chapter;
- d. The proposed short subdivision, binding site plan, unit lot subdivision, or preliminary subdivision:
  - i. Makes adequate provision for streets, roads, alleys, other public ways, and transit stops as required by this chapter; and the proposed street system conforms to the City of Redmond Transportation Master Plan and Neighborhood Street Plan, and is laid out in such a manner as to provide for the safe, orderly, and efficient circulation of traffic;
  - ii. Will be adequately served with water, sewer, storm drainage, and other utilities appropriate to the nature of the subdivision or short subdivision;

- iii. Makes adequate provision for parks, recreation, and playgrounds, as required by this chapter;
  - iv. Makes adequate provision for schools and school grounds;
  - v. Makes adequate provisions for sidewalks and other planning features that meet the requirements of this chapter and that provide safe walking conditions for students who walk to and from school;
  - vi. Serves the public interest and makes appropriate provisions for the public health, safety, and welfare.
- e. Geotechnical considerations have been identified, and all hazards and limitations to development have been considered in the design of streets and lot layout to assure streets and building sites are on geologically stable soil, considering the stress and loads to which the soil may be subjected.

RZC 21.74.030.B.2 states that lack of compliance with the criteria set forth in subsection (1) of this section shall be grounds for denial of a proposed subdivision or short subdivision, or for the issuance of conditions necessary to more fully satisfy the criteria.

**Conclusions Based on Findings:**

1. As conditioned, the proposal complies with the general criteria applicable to all land use permits, which include in relevant part consistency with the City's development regulations, the Comprehensive Plan, and SEPA. The proposal satisfies the City's tree retention/replacement standards and affordable housing requirements. There are no critical areas on site. The project is SEPA-exempt. The proposal is consistent with Comprehensive Plan policies that encourage infill development and the provision of affordable housing. Adequate public facilities and services would be available to the development. *Findings 1, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 18, and 20.*
2. As conditioned, the proposal conforms to the requirements of the RIN zone. The proposed housing density is within the allowed range as modified through the green building and affordable housing incentives, and the proposed lots are consistent with the dimensional standards of the zone. Open spaces and landscaping consistent with ordinance standards would be provided. *Findings 3, 7, 8, 9, and 11.*
3. As conditioned, the proposal is consistent with the requirements of RZC 21.74, including the Green Building and Green Infrastructure Incentive Program and requirements for easements, utilities, and streets. *Findings 7, 12, 13, and 14.*
4. As conditioned, the proposal makes adequate provision for streets. *Findings 12 and 13.*
5. As conditioned, the proposed subdivision would be adequately served by utilities, including stormwater management. *Findings 14 and 15.*

6. As conditioned, the proposal makes adequate provision for parks, recreation, and playgrounds. Common open space would be provided in Tracts A and B and private open space would be provided within individual yards. Tract B would provide opportunity for recreation. *Finding 9.*
7. As conditioned, the proposal makes adequate provision for schools and school grounds. The proposed plat would be subject to a per-lot school impact fee. The school district did not identify the need for any additional mitigation measures. *Finding 17.*
8. As conditioned, the proposal makes adequate provisions for sidewalks and safe walking conditions for students. The proposed street system includes sidewalks extending to 134th Avenue NE, and there is an existing walking path on 134th Avenue NE. The school district did not identify the need for additional walking paths. *Finding 17.*
9. As conditioned, the proposal serves the public interest and makes appropriate provisions for the public health, safety, and welfare. The conditions of approval address Fire Department requirements. The Applicant would be required to pay impact fees per RMC 3.10. *Findings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20; RMC 3.10.*
10. Geotechnical considerations were professionally reviewed, and limitations to development were considered in the design of the project. No hazards were identified that would prevent development as proposed. *Findings 6, 15, and 16.*

### **DECISION**

Based on the preceding findings and conclusions, the request for approval of a preliminary plat to subdivide 2.47 acres into 14 single-family residential lots and three tracts is **GRANTED**, subject to the conditions below.

#### **A. Site Specific Conditions of Approval**

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

<b>Item</b>	<b>Date Received</b>	<b>Notes</b>
Plan Set, [pages 1-17]	11/21/2018	<i>and as conditioned herein.</i>
SEPA Checklist	8/23/2018	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	11/21/2018	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	11/21/2018	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	11/21/2018	<i>and as conditioned herein.</i>
Traffic Mitigation Plan	11/21/2018	<i>and as conditioned herein.</i>

Stormwater Design	11/21/2018	<i>and as conditioned herein.</i>
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**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](mailto:mluo@redmond.gov)**

a. Easements, Dedications and Vacations. On-site easements, dedications and vacations shall be provided for City of Redmond review at the time of civil drawing approval and finalized upon recording of the final short subdivision. Off-site easements must be finalized for recording prior to civil drawing approval. The existing and proposed easements and right-of-way shall be shown on the civil drawings and short subdivision documents. 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 feet wide sidewalk and utility easement, granted to the City of Redmond, abutting both sides of Road B, including the cul-de-sac right-of-way.
- (b) 10 feet wide sidewalk and utility easement, granted to the City of Redmond, abutting the north side of Road A, immediately south of Track B.
- (c) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

ii. Dedication of right-of-way is required as follows:

- (a) New right-of-way lines joining at northeast corner of the intersection of Road A and Road B 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 50 feet wide (the entire flag strip connecting 134<sup>th</sup> Avenue NE) for east portion of Road A right-of-way.
- (c) A strip of land 48 feet wide for west portion of Road A right-of-way.
- (d) A strip of land 53 feet wide for west portion of Road B right-of-way.
- (e) The entire cul-de-sac with diameter of 112 feet shall be dedicated as right-of-way.

(Code Authority: RZC 21.74.020(C); RZC 21.74.020(G); RZC 21.74.020(I); RZC 21.52.030(G); RMC 12.12)(Condition Applies: Civil Construction, Short Subdivision Document)

iii. Vacation of right-of-way is required as follows:

(a) This development does not require right-of-way vacation.

(Code Authority: RCW 35.79)

- b. Construction Restoration and Street Overlay. In order to mitigate damage due to trenching and other work on 134<sup>th</sup> Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, per COR SD 202 or 203. 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.

(Code Authority: RMC 12.08; Redmond Standard Specifications & Details)

c. Street Frontage Improvements

- i. The frontage along Road A and the new Road A improvements must meet current City Standards which include asphalt paving 22 feet wide from the inside edge of ribbon curb to the inside edge of ribbon curb, 3 feet wide ribbon curb on each side, 5 feet wide planter and 5 feet wide sidewalks on the north side of Road A and 10 feet wide swale on the south side of Road A, storm drainage, street lights, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:
- 7 inches HMA Class ½" PG64-22
  - 4 inches of 1-1/4 inches 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 to swale

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

- ii. The frontage along Road B and the new Road B improvements must meet current City Standards which include – at a minimum - asphalt paving 22 feet wide from the inside edge of ribbon curb to the inside edge of ribbon curb, 3 feet wide ribbon curb on each side, 5 feet wide planter and 5 feet wide sidewalks on the west side of Road B and 10 feet wide swale on the east side of Road B, storm drainage, street lights, street signs and underground utilities including power and telecommunications. The cul-de-sac on the north end of Road B shall have 26 feet wide asphalt paving and 3 feet wide ribbon curb, 5 feet wide planter and 5 feet wide sidewalk with exception of the portion adjacent to Tract A and Lot 4 that requires 6 feet wide sidewalk and 6 inches vertical curb. The minimum pavement section for the streets shall consist of:
- 7 inches HMA Class ½" PG64-22

- 4 inches of 1-1/4 inches 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 to swale

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

iii. ADA ramp requirements:

Curb ramps for persons with disabilities are required to all new curb construction at the intersections of Road A & Road B and Road A & 134<sup>th</sup> Avenue NE and to all replacement curbs constructed in combination with sidewalks, paths, or other pedestrian access ways.

(Code Authority: RCW 35.68.075; RZC 21-A.21.a)  
(Condition Applies: Civil Construction)

- iv. 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 & Details.

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

- v. Sidewalks constructed to City standards are required at the following locations:
- 5 feet wide concrete sidewalks along north side of Road A.
  - 5 feet wide concrete sidewalks along the west side of Road B.
  - 5 feet wide concrete sidewalks along the cul-de-sac with exception of 6 feet sidewalks adjacent to Tract A and Lot 4.

(Code Authority: RZC 21.10.150; RZC 21.74.020(I); RZC 21.52.050; RMC 12.12)  
(Condition Applies: Civil Construction)

d. Access Improvements

The type and location of the proposed site accesses are approved as shown on the Larkin Property site plan prepared by BlueLine on November 14, 2018

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

(Condition Applies: Civil Construction, Short Subdivision Document)

- 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 21.74.020(F); RZC 21.17.020; RZC 21 Appendix 2 – A.11)  
(Condition Applies: Civil Construction)

- 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 will be required to illuminate Road A and Road B. 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)

(Condition Applies: Civil Construction)

- g. **Safe Walking Route(s).** The Redmond Zoning Code requires that safe pedestrian linkages be provided between new developments and existing neighborhoods and public facilities within a 1-mile walking radius of the public schools and/or other public facilities. An interim walkway(s) shall be 4 feet wide, constructed of asphalt or concrete, and located a minimum of 10 feet from the street edge of traveled way where no curb and gutter exists. A safety railing or fencing will be required when (1) the interim walkway is located at the top of a slope or wall that is 2:1 or steeper and (2) the walkway elevation is 30-inches or higher than the toe of the slope or wall. The interim walkway must be constructed prior to occupancy of any house.

(Code Authority: RCW 58.17.060; RZC 21.17.010(F)(2); RZC 21.52.030; RZC 21.74.020(I))

(Condition Applies: Civil Construction)

- h. **Temporary Pedestrian Access Plan.** The applicant is required to provide a temporary pedestrian access plan 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.

In order to keep existing routes opened during the construction of new structures adjacent to existing sidewalks, a covered walkway will be required to protect pedestrians from falling debris. Covered walkways should be designed to provide sturdiness, adequate light for nighttime use and safety, and proper sight distance at intersections and crosswalks. Plans and details for the construction of these covered walkways shall be included as part of the civil construction plan set.

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

## **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 eight-inch ductile iron water main along road A and road B to service the development. The developer needs to address all the corrections included in the plans and Issues Matrix during the CCR review process.

(Code Authority: RZC 21.17)

- b. Sewer Service. Sewer service will require a developer extension of the City of Redmond sewer system as follows:  
The developer will install eight-inch PVC sewer main along road A and road B to service the development. The developer needs to address all the corrections included in the plans and Issues Matrix during the CCR review process.

(Code Authority: RZC 21.17)

- c. 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)

- d. Reimbursement Fees: Reimbursement fees for connection of water and sewer are required. These fees are due prior to the sale of water and side sewer permits for this project.

(Code Authority: RMC 13.12.120)

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

**Reviewer: Seethu Babu, Senior Engineer**

**Phone: 425-556-2472**

**Email: sbabu@redmond.gov**

- a. Water Quantity Control:
  - i. Stormwater discharges shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a publicly maintained vault.
  - ii. Provide for overflow routes through the site for the 100-year storm.

(Code Authority: RMC 15.24.080)

- b. Water Quality Control
  - i. Basic water quality treatment shall be provided in a publicly maintained combination detention/wet vault. Treatment is required for the 6-month, 24-hour return period storm.

(Code Authority: RMC 15.24.080)

- 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: 21.74.020(c) and RMC 15.24.080)

- 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: 21.74.020(C), Appendix 3)  
(Condition Applies: Civil Construction, Preliminary Plat Document)

- e. Clearing and Grading.
  - i. Minimum 10 feet separation or depth of vault, whichever is greater, required from property lines, structures and existing right-of-way limits per Section 2.9.3.6 of the Stormwater Technical Notebook 7A
  - ii. Vault shall not be located in the public utility and sidewalk easement.
  - iii. Public vault shall be located in a private tract with easement rights to the city.
  - iv. Minimum pipe size should be 12inches.
  - v. Bioswale requires a minimum of 18inch soil depth for water quality treatment. Further modeling is required to determine adequate thickness of bioretention soil mix for water quality treatment.

(Code Authority: RZC 21.74.020(J); RMC 15.24.080)  
(Condition Applies: Civil Construction)

(Code Authority: RMC 15.24.080)

- f. Temporary Erosion and Sediment Control (TESC).
  - i. Rainy season work 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 of Redmond Standard Detail 632 for requirements.

(Code Authority: RZC 21.32)  
(Condition Applies: Civil Construction)

- 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](http://www.ecy.wa.gov/pubs/0710044.pdf).  
(Code Authority: Department of Ecology Rule)

- i. Citywide Capital Facilities Charge. A Citywide Capital Facilities Charge applies to this project. Please see the Development Engineering Fee Schedule for current fee information.

(Code Authority: RMC 13.20.040 (City Wide))  
(Condition Applies: Building Permit Issuance)

**5. Fire Department**

**Reviewer: Scott Turner, Assistant Fire Marshal**

**Phone: 425-556-2273**

**Email: sturner@redmond.gov**

The current submittal is generally adequate for LAND-2018-00116 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 – Fire Lane paint and signage will be determined in the Civil Review. Addresses will be assigned in the Civil Review.
- b. Fire Protection Plan – All homes to be equipped with an NFPA 13D compliant fire sprinkler system.

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

**6. Planning Department**

**Reviewer: Cameron Zapata, Planner**

**Phone: 425-556-2480**

**Email: cazapata@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 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))

- b. Landmark Tree Exception. A Tree Exemption Request was submitted on November 13, 2018 and is approved as a part of this preliminary plat. The landmark tree exemption request meets the criteria per RZC 21.72.090.B, and the project is proposing three replacement trees as required by RZC 21.72.080.
- c. Green Building Incentive Program. The Green Building Incentive Program requirements of RZC 21.67 apply to all new-single family attached and detached dwelling units within the project site; this includes Water Sense Program and drought-tolerant landscaping. A Water Sense Program third party verification letter shall be provided prior to scheduling each building permit Planning inspection.

(Code Authority: RZC 21.67)

- d. Affordable Housing. The Affordable Housing requirements of RZC 21.20 apply to all new single-family attached and detached dwelling units within the Willows/

Rose Hill neighborhood. The required number of affordable housing units on a site is 10 percent of the proposed dwelling units on site, or one unit.

- e. Smaller Dwelling Unit. The Site Plan shall depict Lot 8 as a Smaller Dwelling Unit. A Smaller Dwelling Unit shall be a size-limited dwelling, a two-unit attached dwelling unit, or cottage as defined by RZC 21.78 *Definitions*.

(Code Authority: RZC 21.08.360)

- f. Impact Fees. For the Purpose of Impacts, the use assigned for this project has been determined as the following: 14 dwelling units classified as Single-family residence. The existing single-family residence may be credited for one single-family residence 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.

- g. 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.

- h. Cultural Resources. Inadvertent Discovery Plan – A laminated copy of the City of Redmond Inadvertent Discovery Plan shall be required to be maintained at the project location at all times during respective construction. All project proponents and contractors will be made aware of the plan's location, purpose, and relevance, consistent with Federal and State laws regarding the protection, preservation, and response to cultural resources.

(Code Authority: RZC 21.30.070.D)

(Condition Applies: Civil Construction & Building Permit)

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**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, 2012
Department of Ecology:	Stormwater Management Manual for Western Washington (revised 2005)

**Fire**

RMC 15.06: Fire Code  
RZC Appendix 3: Construction Specification and Design Standards for Streets and Access  
City of Redmond: Fire Department Design and Construction Guide 5/6/97  
City of Redmond: Fire Department Standards

**Planning**

RZC 21.10: Downtown  
RZC 21.12: Overlake  
RZC 21.14: Commercial  
RZC 21.14: Business Park, Manufacturing & Industry  
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  
RMC 6.36: Noise Standards  
RZC 21.38: Outdoor Storage and Service Areas  
RZC 21.40: Parking Standards  
RCZ 21.64: Critical Areas  
RZC 21.44: Signs  
RZC 21.48 Transfer of Development Rights (TDRs)  
RZC 21.50 Transition Area Overlay Areas  
RZC Appendix 1: Critical Areas Reporting Requirements

**Building**

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

**DECIDED** March 18, 2019.

By:



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Sharon A. Rice  
City of Redmond Hearing Examiner

**Note:** Type III decisions of the Hearing Examiner may be appealed to the King County Superior Court as provided in RZC 21.76.060.J.