

**TECHNICAL COMMITTEE REPORT  
TO THE HEARING EXAMINER**

**Project Name:** Betrozoff Jones Preliminary Plat  
**Location:** 11818, 11845 Redwood Road NE, Redmond, WA 98052

**Project File Number:** LAND-2013-0275, PR 2013-00104

**Project Description:** Preliminary Plat for 8.04 acres of R-4 zoned property, resulting in a 31-lot single-family residential subdivision with associated areas for infrastructure and open space.

**File Numbers:** LAND-2013-00275  
SEPA-2013-01558  
PR-2013-00104

**Applicant:** Betrozoff Jones LLC  
Todd Sherman  
2100 124<sup>th</sup> Avenue NE, Suite 100  
Bellevue, WA 98005

**Planner:** Thara Johnson, Associate Planner

**Decisions Included:** Preliminary Plat, Type III (RZC 21.76)]

**Recommendation:** Approval with Conditions

**Public Hearing Date:** December 2, 2013

**Conclusion in Support of Recommendation:** The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code (RZC), Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).

ROBERT G. ODLE  
Planning Director  
Planning and Community Development  
Department

RONALD D. GRANT,  
Interim Public Works Director  
Public Works Department



**Project Review Authority and Procedures**

The City of Redmond **Technical Committee** is comprised of staff from different departments and disciplines who analyze project applications for compliance with City codes and regulations. Based on this analysis, **the Technical Committee** provides responses, conclusions, and recommendations (in the form of this report) to the **Hearing Examiner**. The **Hearing Examiner** will conduct a public hearing to review the **Technical Committee's** analysis and recommendations on the Preliminary Plat. And receive public testimony regarding the proposal. Based upon the **Technical Committee's** recommendations and testimony received at the public hearing, the **Hearing Examiner** will make the final decision regarding the Preliminary Plat.

**Key Dates**

Application/Completeness Date: September 5, 2013  
Date SEPA Determination Issued: October 7, 2013  
SEPA Appeal Deadline: November 4, 2013  
Public Hearing Date: December 2, 2013



### Report Attachments

1. Vicinity Map
2. Zoning Map
3. General Application Form
4. Project Contact Form
5. SEPA Application Form
6. Completeness Letter
7. Notice of Application and Certificate of Posting
8. Notice of Application Public Comment Letters
9. SEPA Determination of Non-Significance, & Environmental Checklist
10. SEPA Public Comment Letter
11. Notice of Public Hearing and Certificates of Posting
12. Preliminary Plat Plan set
13. Computation Sheet
14. Critical Area Report – Habitat
15. Critical Area Report – Wetland
16. Exhibit – Cut and Fill Plan
17. Exhibit – Landmark Trees
18. Exhibit – ESD & SSD
19. Exhibit – Native Soil Preservation
20. Exhibit – Native Vegetation Preservation
21. Exhibit – Off Site Access
22. Exhibit – Open Space Plan
23. Exhibit – Vector Truck Access
24. Geotechnical Report
25. Grading Plan
26. Grading Relief Request
27. Greenhouse Gas Emissions Worksheet
28. Landmark Tree Exception Request
29. Significant Tree Exception Request
30. Tree Exception Approval Letter
31. Off-Site Easement Letter
32. Ownership Information
33. Plat Certificate
34. Storm Drainage Report
35. Title Report
36. Traffic Study
37. Transportation Certificate of Concurrency Application
38. Tree Health Assessment
39. Water and Sewer Plan Comprehensive Plan Analysis
40. Comprehensive Plan Policies
41. Neighborhood Meeting Notice

**Technical Committee Analysis**

**I. Proposal Summary**

The proposal includes a request for a preliminary plat to subdivide the property into 31 lots on 8.04 acres located within the R-4 zoning district. The proposed plat consists of 31 single-family detached units. The base density allows for a maximum of 32 units without the use of any bonus provisions. The minimum density on the site is 26 dwelling units and the proposal includes 31 units.

**II. Site Description and Context**

The proposal is located within the North Redmond Neighborhood, within the Wedge subarea and is surrounded by medium density single-family development within the R-4 zoning district, to the east of Redmond-Woodinville Road (Attachment 2, Zoning Map). The character of the properties adjacent to the site varies with a combination of large lots surrounding the proposed Betrozoff Jones plat. The Kensington community is located to the east of Redmond Woodinville Road. A vicinity map is attached for reference (Attachment 1, Vicinity Map). The site consists of ~~two~~ three tax lots that are currently developed with a single-family residence located on each of the lots. ~~Both~~ All parcels are landscaped with mature evergreen trees. The north half of the northern or Jones parcel is a farm pasture.

	<u>Existing Land Use</u>	<u>Zoning District</u>
North	Single-Family Residential	Outside city limits (King County)
South	Single-Family Residential	R-4
East	Single-Family Residential	Red-Wood Road, R-4
West	Single-Family Residential	R-4

**Comment: The above section only applies to preliminary plats.**

**III. Site Requirements**

The site is located within the R-4 zoning district. The site requirements listed in RZC 21.08.170(B) for this district are:

	<b>Requirement</b>	<b>Proposed</b>
Average Lot Size:	7,000 square feet	7,000 square feet
Minimum Lot Width Circle:	40 feet	40 feet

Minimum Lot Frontage:	20 feet	20 feet
Front Setback:	15 feet	15 feet
Side/Interior Setback:	5 feet/10 feet	5 feet/[10 feet
Side Street Setback:	15 feet	15 feet
Rear Setback:	10 feet	10 feet
Minimum Building Separation	15 feet	15 feet
Maximum Lot Coverage (for structures):	35 percent	35 percent
Maximum Impervious Surface Area:	60 percent <u>50 percent</u> (per LID)	60 percent <u>50 percent</u> (per LID)
Minimum Open Space:	20 percent	20 percent
Maximum Height of Structures:	35 feet <u>30 feet</u>	35 feet <u>30 feet</u>

The proposal complies with all of the site requirements for the R-4 zone.

#### IV. Residential Architectural, Site and Landscape Design Standards

<b>Variety and Visual Interest in Building and Site Design</b>				
<b>Code Citation</b>	<b>RZC 21.08.180</b>	<b>Complies</b>	<b>Complies as conditioned</b>	<b>Applies at Building Permit</b>
	Variety in Building Design			X
	Variety in Site Design			X
<b>Building Orientation</b>				
<b>Code Citation</b>	<b>RZC 21.08.180</b>	<b>Complies</b>	<b>Complies as conditioned</b>	<b>Applies at Building Permit</b>
	Arterial Setbacks			
	Garage Placement			X
	Garage Doors			X
	Transition Area			X
	Alleys	N/A		
<b>Building Character, Proportionality and Massing</b>				
<b>Code Citation</b>	<b>RZC 21.08.180</b>	<b>Complies</b>	<b>Complies as conditioned</b>	<b>Applies at Building Permit</b>
	Modulation and Articulation			X
	Consideration of Site Conditions			X
	Open Space	X		
<b>Landscaping</b>				

Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Landscaping Plan	X		
	Landscape Transition			X
	Stormwater Detention	X		
Streets and Pathways				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Design Criteria	X		

The proposal complies with all of the residential development and architectural, site and landscape design regulations for the R-4 and R-4C zone.

#### V. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

Notice of Application: A complete application for the preliminary plat was submitted on September 5, 2013. A Notice of Application for this proposal was published on September 13, 2013. The notice was posted at City Hall, the Redmond Regional Library, and on the property. Notice was also mailed to property owners within 500 feet of the site (Attachment 7, Notice of Application and Certificate of Posting).

Public Input: During the public comment period for the Notice of Application, the City received 16 written comments. The majority of concerns related to the following issues:

1. Congestion along Redmond Woodinville Road
2. Access and left turn lanes into and out of Redmond Woodinville Road
3. Impact to schools specifically overcrowding of Norman Rockwell Elementary
4. Tree retention and exception to meeting the 35% tree retention standard;

(Attachment 8, Notice of Application Public Comment Letters).

Public Meeting: A public meeting for the Betrozoff Jones proposal was held by the applicant on August 26, 2013 at City Hall (Attachment 41, Neighborhood Meeting Notice). Representatives from ESM Consulting, and staff from the Department of Planning and Community Development attended the meeting. A total of 6 residents attended the public meeting. Issues brought up by the residents include the following:

### **Access and traffic along Redmond Woodinville Road**

Several concerns were relating to increased traffic along Redmond Woodinville Road as well as access onto Redwood Road.

**City's Response:** The applicant and the City provided citizens with the information from the traffic study submitted as part of the proposal. The study determined that additional trips generated would not cause significant additional congestion and provided information relating to the required frontage improvements and associated sidewalks that would occur as part of this project. In addition, the applicant will construct a left turn lane across their frontage and a condition to this effect has been included.

### **Tree Retention**

~~Concerns were raised relating to the protection of the existing well and groundwater. Additional issues raised related to King County Department of Health's requirements for decommissioning the existing well.~~

Several residents expressed concern relating to the number of trees being proposed for removal as part of the development, specifically relating to an exception for not meeting the City's 35% tree retention standard.

**City's Response:** The city and the applicant worked together to address opportunities for additional trees to be saved where feasible. The revised tree retention plan (Attachment 12, Preliminary Plat Set) includes two additional landmark trees that are to be saved as well as two additional significant trees.

### **Impacts to schools**

Residents expressed concerns relating to overcrowding of schools, with the proposed new development as well as current construction of new developments along NE 116<sup>th</sup> such as Greystone and Parkridge.

City's Response: City staff provided residents with the information that each single family lot within the City is assessed a school impact fee which goes to the Lake Washington School District. The district is responsible for determining enrollment numbers and capacity. Additionally, the school district coordinates with the City relating to potential new development.

A second public meeting for the Betrozoff Jones Plat proposal was held by the applicant on October 28, 2013 at City Hall. Representatives from ESM Consulting and Sherman LLC, as well as staff from the Department of Planning

and Community Development attended the meeting. The issues that arose at this meeting related to diverting stormwater away from the property to the north and to 154<sup>th</sup> Place NE, as well as maintenance of the existing ditch on 154<sup>th</sup> Place. The majority of other concerns related to the exception being granted to the developer for not meeting the 35% tree retention requirement.

Notice of SEPA Threshold Determination: The Notice of Determination of Non-Significance (DNS) for this project was issued on October 7, 2013. This notice was posted at City Hall, the Redmond Regional Library, and on the property. The notice was also sent to state and local agencies, Parties of Record for the project and residents within 500 feet of the site (Attachment 9, SEPA DNS). ~~No public comment letters were filed during the DNS comment period.~~ One public comment letter was received during the SEPA comment period from Muckleshoot Indian Tribe Fisheries Division.

Notice of Public Hearing: The Notice of Public Hearing for this project was posed on the site, at City Hall, and at the Redmond Regional Library on November 8, 2013. The notice was also mailed to property owners within 500 feet of the site and to individuals who provided written correspondence to the City on the same date. The notice was also included in a one-time newspaper publication (Attachment 11, Notice of Public Hearing and Certificates of Posting).

**VI. State Environmental Policy Act**

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment as a result of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project. City of Redmond codes and regulations; including those contained within the Zoning Code, Streets and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Non-Significance (DNS) was issued for this project on October 7, 2013 (Attachment 9, Environmental Checklist and SEPA Threshold Determination).

**VII. Neighborhood Regulations**

The site is located within the North Redmond Neighborhood. The following table shows the project's compliance with the applicable neighborhood regulations.

<b>Neighborhood: North Redmond</b>				
<b>Code Citation</b>	<b>RZC 21.08.180</b>	<b>Complies</b>	<b>Complies as conditioned</b>	<b>Applies at Building Permit</b>
	Arterial Setbacks		X	



	Building Height		X	X
	Low Impact Development		X	
	Tree Preservation		X	
	Vegetation for Common Areas		X	
	Street Trees		X	
	Vegetated Treatments		X	
	Access to Wedge Subarea		X	
	Multiplex Housing			
	Applicability: Proposal includes [two; three; four unit attached dwelling units].		N/A	
	Density	X		
	Minimum lot size and lot division	X		
	Design		X	
	Affordable housing exception		X	
	Location Criteria		X	

The proposal complies with all of the neighborhood regulations for the North Redmond neighborhood zone.

### VIII. Compliance with Development Regulations

#### A. Landscaping

The Redmond Zoning Code requires that for new residential developments, landscaping shall be provided along the perimeter of the site that incorporates native vegetation and softens the transition between new and existing dwelling units when the new dwellings are directly adjacent to lots with existing dwellings or the dwellings can be viewed from public streets or park areas. Additionally, landscaping consisting of native vegetation shall be required in all common areas.

The Wedge subarea within North Redmond has the following additional landscape and street tree requirements –

- Multistory vegetation that is canopy-forming at maturity shall be provided and maintained within the setback, at a depth no less than 15 feet measured east to west adjacent to the western edge of the Redmond-Woodinville Road right-of-way.
- The multistory vegetation shall be preserved within a tract. The location, purpose and limitation of this tract shall be designated on the face of the plat, binding site plan or similar recording drawing in a format provided by the City Attorney.

- The multistory vegetation shall meet the requirements of RZC 21.32.080, Types of Planting, Type II – Visual Screen, and RZC 21.08.180.F.2.vii, Vegetation for the North Redmond Wedge Subarea Common Areas.
- Street trees within the Wedge subarea and within the Redmond-Woodinville Road corridor from NE 124th Street to 154th Place NE/NE 109th Street shall be planted in groups of three and shall vary species to achieve a natural appearance. Vegetation planted in proximity to major transmission lines shall follow the respective vegetation management guidelines
- Vegetation for common areas within the Wedge subarea shall be planted to establish a multistory canopy at maturity and shall include a ratio of two coniferous species to one deciduous species
- Vegetation for common areas shall be planted to achieve a density equal to Type 2 Visual Screening, RZC 21.32.080, Types of Planting, Type II – Visual Screen

The proposal includes perimeter and interior landscaping, including a 5' landscape buffer along the site's north and west boundaries which include a native vegetation easement with Type II plantings. The Redmond Zoning Code requires a 15' landscape buffer from Redmond-Woodinville Road which includes a multi-story vegetation that is canopy forming and preserved within a tract. The applicant's landscape plan (Attachment 12, Landscape Plan) demonstrates compliance with this requirement. This area is also used to meet the project's open space which includes retained trees and a 4' wide asphalt trail, which provides pedestrian connections to the sidewalk to be constructed along Redmond-Woodinville Road. The open space area also includes amenities such as benches, play area and play equipment as well as picnic tables. The proposal also includes provision of 296 replacement trees and 50 retained trees within the site.

## **B. Tree Protection**

Tree Preservation. The Redmond Zoning Code (RZC 21.72.060) requires that all healthy landmark trees and 35 percent of all healthy significant trees be saved. Landmark trees are those trees that are greater than 30 inches in diameter at breast height. Significant trees are those trees that are between 6 inches and 30 inches in diameter at breast height. Tree health of the existing trees on the Betrozoff Jones property was assessed in an arborist's report prepared by Washington Forestry Consultants dated September 19, 2013 (Attachment 38, Tree Health Assessment). The arborist evaluated a total of 294 trees on the site. 32 trees were determined to be non-significant, 31 trees were identified as landmark trees, and 231 trees were identified as significant trees on the property.

**Conclusion:** The applicant is proposing to save 50 significant and landmark trees on the site. This results in a saved tree percentage of 19 percent (Attachment 12, Preliminary Tree Retention Plan). A majority of the trees to be preserved are located in open space tract adjacent to Redmond-Woodinville Road and also acts as a required buffer and includes large stands of trees. Some trees to be preserved are located on individual lots. A health assessment of all of the trees proposed to be retained has been performed by a certified arborist to assure that each retained tree is healthy. The applicant has requested an exception from meeting the required 35% tree retention standard Attachment 30, Tree Exception Approval Letter. The applicant's exception request indicates that due to the existing 50' of elevation relief that exists across the site, the heavily forested character of the existing site, code requirements for access, location of storm-water and other infrastructure associated with the development; meeting the 35% tree retention standard would not be feasible. An exception to the RZC requirements to allow removal of the 42 significant and landmark trees, below the 35% has been granted by the Director of Planning and Community Development (Attachment 30, Tree Exception Approval Letter).

b. Landmark Tree Exception. The Redmond Zoning Code requires that all healthy landmark trees be saved. Where exceptional conditions exist that prevent full compliance with the RZC 21.7.060 or 21.72.080, an exception may be requested ~~Where landmark trees cannot be saved, the Redmond Zoning Code requires that the applicant demonstrate that there is not a practicable alternative to save landmark trees and that mitigation will occur to replace the functions and values associated with the landmark trees.~~

**Conclusion:** The applicant is proposing to save 12 of the 31 landmark trees on the property (Attachment 28, Landmark Tree Removal Exception Request Letter). The 12 landmark trees to be removed are located where future lots, roadways or utilities are to be located and therefore, precludes their ability to be saved. An exception to the RZC requirements to allow removal of the 12 landmark trees has been granted by the Director of Planning and Community Development (Attachment 30, Tree Exception Approval Letter).

### C. Critical Areas

Section RZC 21.64 of the Redmond Zoning Code contains standards, guidelines, criteria, and requirements intended to identify, analyze, preserve, and mitigate potential impacts to the City's critical areas and to enhance and restore degraded resources such as wetlands, riparian stream corridors or habitat, where possible. A review of the critical areas on the site is as follows:

a. Fish and Wildlife Habitat Conservation Areas (including streams):

RZC Section 21.64.020 requires applicants to assess development sites for the presence of quality habitat areas.

**Conclusion:** The Habitat Assessment Report for Betrozoff Jones Preliminary Plat (Attachment 14, Habitat Assessment report) finds that the site is largely covered in mature trees with the exception of a pasture on the north end, lawns surrounding the houses and an area in the southwest corner that appears to have been cleared of mature trees relatively recently. Many of the mature trees are Douglas Fir (*Pseudotsuga menziesii*) but other native trees grow throughout. These include Big Leaf Maple (*Acer macrophyllum*), Western Hemlock (*Tsuga heterophylla*), Western Red Cedar (*Thuja plicata*), Red Alder (*Alnus rubra*) and Bitter Cherry (*Prunus emarginata*). There is a small area on the northwest corner of the south parcel that is dominated by Black Cottonwood (*Populus tricharpa*) and Red Alder. The southwest portion of the south parcel is steeper and covered with shrubs and smaller, mainly native trees.

Non-native trees also grow throughout the property. On the south parcel, these are mainly in the central part around the house. Non-native trees include Scotch Pine (*Pinus sylvestris*), Western White Pine, (*Pinus monticulata*), ash species (*Fraxinus spp.*), Silver Maple (*Acer saccharinum*), Red Oak (*Quercus rubra*), Japanese Maple (*Acer palmatum*), Blue Atlas Cedar (*Cedrus atlantica*), an unidentified beech (*Fagus spp.*), Laurel (*Prunus laurocerasus*), Norway Spruce (*Picea abies*), Redwood (*Sequoia adendron giganteum*) and Colorado Blue Spruce (*Picea pungens*).

The site lays at the north end the City of Redmond and relatively undisturbed areas in the region are narrow or isolated. All of the surface water on the site ultimately drains to the Sammamish River. The site lies within Water Resource Inventory Area (WRIA) 8, which comprises the Cedar and Sammamish Rivers. According to the Washington Trout Stream Type Survey report, an intermittent/perennial stream (Class IV) originates in the parcel directly north of the site. There are some mapped streams south and northeast of the site.

The report indicates that despite the site's inclusion on a general habitat protection map, database searches and fieldwork results suggest that the site only has moderate habitat value. The agency database searches and a site visit revealed no presence of priority habitats or priority species that would likely use the site.

The site was scored at 13 out of a possible 27 points on the Habitat Unit Assessment Form'. The site has large trees but also has many lawn areas and introduced plants: it therefore offers moderate habitat value for all native animals. The site appears to be dominated by animals that are common suburban residential environments. It is possible that dead trees and downed woody debris were actively removed throughout the site for decades. Few of the trees have broken tops or high, thick limbs that would serve as good perches for birds prey or Great Blue Herons. These conditions have probably decreased the site's value to many native fauna.

b. Wetlands

The primary purpose of the wetland regulations is to avoid wetland impacts and achieve a goal of no net loss of wetland function, value, and acreage; and where possible, enhance and restore wetlands.

**Conclusion:** The Wetland Report for the Betrozoff Jones subdivision indicates that the south half of the North (Jones) Parcel does not show wetland characteristics. The report states that there is a pasture located in the northwest corner of the site whose soils have been trampled / compacted by horse and livestock activity for many, many years. The compaction can create a condition where soil permeability decreases, so that is why pastures are often quite moist in the upper several inches of soil. However, even in this case, the wetland hydrology indicator was not clearly met.

However, the wetland analysis indicates that on the northeast corner of the Jones Parcel is a depression and man-made drainage ditch. SL-3 is on the a side slope of the drainage ditch, likely close to the shoreline of the former farm pond. SL-4 is placed at the bottom of the depression. The depression and drainage ditch both contain all three wetland criteria and would normally be considered wetland. However, these areas do not meet the City of Redmond's wetland definition for the following two reasons:

1. The depression is at the north terminus of an existing man-made drainage ditch and former farm pond. The depression terminates at a 12-inch diameter (inner) concrete culvert inlet. In November 2012, property owner Adam Jones indicated that he purchased this property in 1986. Before 1986, at that time and for 13 years later, horses and livestock would drink water from the farm pond in this depression. Additionally, during the rainy season, there was so much stormwater runoff flowing into the depression that it was used as a farm pond. On occasions, the depression would fill with up to three feet deep of water. The concrete culvert would periodically plug, which helped allow the farm pond to fill with water. As of 2012, the

farm pond no longer exists because there is decreased stormwater runoff being directed to the drainage ditch than there used to be, there are no longer horses or livestock onsite, and the system has not been plugged. In approximately 2005, a storm drainage collection and conveyance system was constructed on the east side of Red-Wood Road in conjunction with pavement improvements. This fairly recent system conveys natural stream water from tributary areas to the southeast. Consequently, the flow from the stream has been diverted into the new conveyance system under the east side of Red-Wood Road. The environmental consultant indicates that stream flow was observed in this new stream culvert system on his first site investigation. There is no longer enough tributary water to create the farm pond effect on the subject site. However, because this area was a farm pond, it is not considered a wetland, because a farm pond is exempt from Redmond's wetland definition. The City of Redmond's code defines a wetland as "*Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands.*" Therefore, the definition exempts farm ponds or drainage ditches from meeting the criteria of a wetland.

2. The second reason that this area is not considered a wetland, is because a drainage ditch is exempt from Redmond's wetland definition. The man-made drainage ditch was constructed many years ago. Its slope is approximately 5% and its base width is approx. 10 feet. Side slopes range from 2H:1V to 3H:1V. The drainage ditch is not a natural wetland feature, because it was constructed to collect and convey stormwater runoff generated from Red-Wood Road. This is evidenced by the heavy invasive vegetation (Himalayan blackberry and reed canarygrass) that now entirely dominates the bottom and side slopes of the drainage ditch. The ditch is located partly on public right-of-way and partly on private property. Although the recent pavement improvements on Red-Wood Road included an 18-inch wide thickened edge to decrease the amount of road generated stormwater from sheet flowing down the side slope and entering the drainage ditch / depression, there is still approximately one acre of Red-Wood pavement (impervious surface area) further to the south that currently

flows through the drainage ditch / depression. The approximate dimensions of the pavement tributary area are 1,600 feet long by 30 feet wide, being directed toward the farm pond. Runoff from the road sheet flowed west into the man-made drainage ditch that had been created decades earlier during the original construction of Red-Wood Road. This drainage ditch begins just south of the Red-Wood Road / 116<sup>th</sup> Street NE intersection.

The South Parcel does not show any wetland characteristics except for near its east property line, adjacent to Red-Wood Road. The wetland report indicates that approximately 48,000 square feet of pavement sheet flows across Red-Wood Road and down into the drainage ditch. The drainage ditch is located partly on City right-of-way and partly on private property. Neither the City nor the property owner has maintained the drainage ditch in the past 10-20 years. The report indicates that consequently, cattails have formed a thick rhizomatic mat, which has trapped sediments, that have prevented stormwater from freely flowing north in the ditch. Just before the cattails, the ditch is partially dammed up because of the trapped sediment. However, a drainage ditch is exempt from the City of Redmond's definition of a wetland definition.

The wetland analysis also indicates that just west of the drainage ditch fronting the Betrozoff parcel is a narrow trough containing saturated soils just beneath ground surface. The trough is approximately 6 - 8 feet wide by 100 - 150 feet long. Following a large storm event, the consultant states that it is possible that surface water runoff flows north through the trough. Although wetland hydrology and hydric soils (2 of the 3 wetland criteria) appear to exist in the trough, the trough does not qualify as wetland, because the hydrophytic vegetation criteria was generally not met. This is because there was more non-hydrophytic vegetation than hydrophytic vegetation (see Vegetation Table below). And, the most dominant vegetation in the corridor was Douglas fir, laurel hedge and rhododendrons, which are indicators of a non-wetland area.

#### c. Geologically Hazardous Areas

The primary purpose of geologically hazardous area regulations is to avoid and to minimize potential impacts to life and property from geological hazards such that sites are rendered as safe as one not containing such hazard through appropriate levels of study and analysis, application of sound engineering principles, and regulation or limitation of land uses.

**Conclusion:** The Betrozoff Jones site contains slopes that meet the definition for Landslide Hazard Areas and Erosion Hazard Areas. The Geotechnical Engineering Report for Betrozoff Jones (Attachment 24), finds site topography with slopes of 15 to 30 percent. The report indicates that the steep slope area on the property west of the site may not be stable with

respect to deep seated slope failures. In addition, some surficial sloughing could occur on the steeper portions of the slope. The geotechnical analysis recommends a 35 foot horizontal distance from the slope face to the footings for the planned residences on lots 20 to 26. Recommendations include guidelines for site preparation, stable construction slopes that do not exceed 2H:1V.

The report indicates that the erosion hazard of the soils is high and that the most effective erosion control measure is adequate ground cover and recommends techniques such as erosion control matting, plastic sheeting, straw mulch, crushed rock or recycled concrete or mature hydroseed. The Geotechnical report also recommends flow-control measures for collecting and controlling site runoff, such as flow paths across slopes that are kept to less than 50 feet as well as shortening ditch swale spacing.

#### **D. Affordable Housing**

The Affordable Housing requirements of RZC 21.20 apply to all new single-family attached and detached dwelling units within the North Redmond Neighborhood. The required number of affordable housing units on a site is 10 percent of the proposed dwelling units on site, or 3 units.

**Conclusion:** The development is conditioned to require that ~~proposing~~ that 10% or 3 units in the development be provided as affordable housing as defined in RZC 21.78 or as otherwise implemented per RZC 21.20.050.

#### **E. Noise Standards**

RMC Section 6.36.060 Noise Standards regulates noise levels applicable to residential development within the City. All new subdivisions within 100 feet of an arterial or state highway with an existing or projected traffic volume of 20,000 or more average daily trips (ADT) are subject to the noise attenuation requirements of the code. The applicant shall include sound attenuation measures in the site and/or structure design if the proposal meets the requirement for a noise study.

**Conclusion:** Redmond-Woodinville Road NE has ADT of approximately 18,627. The project site is located along an arterial with volumes less than 20,000 ADT; therefore, a noise study or sound attenuation measures is not required.

#### **F. Preliminary Plat Decision Criteria**

Each proposed subdivision shall be reviewed to insure that (RZC 21.74.030(B)):



1. The proposal conforms to the goals, policies and plans set forth in Redmond Comprehensive Plan.

**Response:** The Betrozoff Jones Subdivision is located within the North Redmond Neighborhood, as identified in the Redmond Comprehensive Plan, Map N-1. The applicable City-wide and Neighborhood specific Comprehensive Plan policies are met by this proposal.

2. The proposal conforms to the site requirements set forth in RZC 21.08.170(B) (Residential Zone Summaries).

**Response:** The proposal conforms to the site requirements set forth in RZC 21.08.170(B). See Section III of this report.

3. The proposal conforms to the requirements of this section and those set forth in RZC 21.74, RZC 21.76, and submittal requirements on file in the Planning Department.

**Response:** The proposal conforms to the applicable subdivision regulations and procedures (RZC 21.74.030(B) and 21.76.050). The subdivision application was deemed complete on September 5, 2013 and fulfilled all applicable submittal requirements on file with the Planning Department at the time of submittal.

4. The proposed street system conforms to the City of Redmond Arterial Street Plan and Neighborhood Street Plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic.

**Response:** The proposal conforms to the North Redmond Neighborhood Plan in the Comprehensive Plan. The site will be accessed from Redmond Woodinville Road NE, Principal Arterial serving the surrounding neighborhood. The proposed street system associated with the Betrozoff Jones Preliminary Plat conforms to the City of Redmond Arterial Street Plan and North Redmond neighborhood plan street plan. The site will gain access from Redmond-Woodinville Road. Three new 28-foot wide public streets (Roads A, B, C) within the plat will be constructed to provide access within the site, as well as access tracts to serve individual lots. Street frontage improvements are required along Redmond-Woodinville Road and sidewalks that connect to the existing sidewalk system on NE 116<sup>th</sup> Street and Redmond-Woodinville Road. Proposed street improvements will meet the construction requirements in RZC Appendix 2.

5. The proposed preliminary subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the short subdivision.

**Response:** The proposed subdivision will be adequately served with City approved water and sewer, and other appropriate utilities. Sewer and water supply will be provided through connections to existing utility mains within Redmond-Woodinville Road. Stormwater runoff will be collected, treated, and detained within one stormwater detention vaults located in Tract B. The proposed utilities associated with the Plat have been found to be in compliance with the utility requirements in RZC 21.17.

6. The proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the ~~short~~ subdivision.

**Response:** The proposed preliminary subdivision will be adequately served with City approved parks, recreation, playgrounds and open-space as demonstrated on the approved plan set.

7. The proposed preliminary subdivision will be adequately served with City approved schools and school grounds appropriate to the nature of the ~~short~~ subdivision.

**Response:** The proposed preliminary subdivision will be conditioned to pay school impact fees prior to building permit issuance.

8. The proposed preliminary subdivision will be adequately served with City approved sidewalks and safe walking conditions for students who walk to and from school appropriate to the nature of the ~~short~~ subdivision.

**Response:** The proposed preliminary subdivision will be conditioned to provide and construct a safe walking route from the development for students who walk to and from school.

9. The layout of lots, and their size and dimensions take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots.

**Response:** The layout of the lots, and their size and dimensions take into account the topography and vegetation on the site in order that structures may be reasonably sited with the least disruption of the site.

10. Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected.

**Response:** The Environmental Checklist and the Critical Areas Report provided information related to hazards and limitation to development (including steep slopes). The proposal makes provisions for consideration of these hazards and limitations for site development.

#### **IX. Code Deviations Granted**

The Technical Committee has granted the following deviations to the development standards through the authority referenced.

1. Design and Construction Requirements: Relief has been granted for the design standards for topographic change by permitting cuts and fills in excess of 8 feet.

Code Authority: RMC 15.24.090 "The process for requesting relief from the general design standards specified in RMC 15.24.080 shall be through the application of a general development permit and approval through the Technical Committee."

#### **X. Conclusions and Recommendations**

The Technical Committee has conducted its various reviews on this proposal, including ensuring compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code and State Environmental Policy Act. The Technical Committee is requesting that the Hearing Examiner **approve the Betrozoff Jones Preliminary Plat subject to conditions** listed in Section XI.

This Preliminary Plat is vested to the regulations in effect ~~upon the submission of a complete building permit for the proposal unless the building permit is cancelled or expires (RZC 21.76.050B)~~ at the time of completeness.

#### **XI. Recommended Conditions of Approval**

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

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

<b>Item</b>	<b>Date Received</b>	<b>Notes</b>
Plan Set	09/05/13	<i>and as conditioned herein.</i>
SEPA Checklist	09/05/13	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on October 7, 2013.</i>
Conceptual Landscaping Plan	09/05/13	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	09/05/13	<i>and as conditioned herein.</i>

Traffic Mitigation Plan	09/05/13	<i>and as conditioned herein.</i>
Stormwater Design	09/05/13	<i>and as conditioned herein.</i>

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

**1. Development Engineering - Transportation Engineering**

**Reviewer: Kurt Seemann, Senior Engineer**

**Phone: 425-556-2881**

**Email: kseemann@redmond.gov**

- a. **Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.
  - i. Easements are required as follows:
    - (a) 10 feet wide sidewalk easement, granted to the City of Redmond, along all right-of-way including Redmond Woodinville Road, and plat roads A, B, and C.
    - (b) 10 feet wide utility easement, granted to the City of Redmond, along all right-of-way including Redmond Woodinville Road, and plat road A, B, and C.
    - (b) 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) A strip of land 20 feet wide abutting the existing Redmond Woodinville Road right-of-way.  
(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 Redmond Woodinville Road, the asphalt street shall be planed, overlaid, and/or patched, as determined by the Development Engineering Division.  
(Code Authority: RMC 12.08; Redmond Standard Specifications and Details)
- c. **Street Frontage Improvements**
  - i. The frontage along Redmond Woodinville Road must meet current City Standards which include asphalt paving 24 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5 feet wide planter strips, 6 feet wide concrete sidewalk, storm drainage, street lights, street trees, street signs

and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 4 inches HMA Class ½" PG 64-22
- 5 inches HMA Class 1" PG 64-22
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system

This project will require construction of a continuous two-way left turn lane along the entire project frontage with appropriate tapers on each end. Provide a complete channelization plan for Redwood Woodinville Road that shows how this work will be accomplished.

(Code Authority: RZC 21.52.030; 21.17.010 (F); RMC 12.12; RZC Appendix 3)

ii. The frontage along plat roads A, B, and C must meet current City Standards which include asphalt paving 28 feet from face of curb to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5' wide planter strips, 6' 5" wide concrete sidewalks, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 7 inches HMA Class ½" PG 64-22
- 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 (F); RMC 12.12; RZC Appendix 3)

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 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 Appendix 3; Standard Specifications and Details Manual; RCW 47.24.020)

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

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

**d. Access Improvements**

i. The type and location of the proposed site accesses are approved as shown on the

Betrozoff Jones site plan prepared by ESM Consulting Engineers.

(Code Authority: RZC 21.52.030 (E); Appendix 3)

- ii. No lot will be permitted direct access to Redwood Woodinville Road. This restriction shall be indicated on the face of the civil plans and other final documents.

(Code Authority: RZC 21.52.030 (E))

- 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)

- f. **Street Lighting.** Illumination of the street 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/ConnectingRedmond/resources/IllumManual.asp>

Street lighting within the North Redmond Wedge subarea, west of the Redmond-Woodinville right-of-way, shall be selected and configured to minimize light pollution, minimize light trespass as viewed from the Sammamish Valley, and ensure no light trespass at water bodies.

Code Authority: RZC 21.20.080(G)(h)

(Code Authority: RZC 21.52.030 (F); RZC 21.20.080(G)(h); Appendix 3)

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. The proposed short plat is within a 1-mile walking radius of the Rockwell Elementary. Current conditions on Redwood Woodinville Road do not provide safe walking conditions for students or other pedestrians. An interim walkway shall be constructed of concrete curb, gutter and a 5-foot sidewalk if adjacent to the street. The curb face shall be located at least 12-feet from the centerline. The interim walkway 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.

Code Authority: RCW 58.17; RZC 21.52.030, RZC 21.17.010(F)(2); RZC 21.74.020(I)

Condition Applies: Civil Construction

## 2. Development Engineering – Water and Sewer

**Reviewer: Jim Streit, P.E., Sr. Utility Engineer**

**Phone: 425-556-2844**

**Email: jstreit@redmond.gov**

- a. **Water Service.** Water service will require a developer extension of the City of Redmond water system as follows: Install 8-inch diameter ductile iron water mains as shown on the plans prepared by ESM Consulting Engineers in Roads “A” and “B” connections to the existing water main in Redwood Road requires a cut in tee with three gate valves at each location. Water meters will be installed off the new 8-inch ductile iron main and will be sized large enough to provide combined residential fire supply and potable demands to each lot. ~~No water service for the adjacent parcel downhill to the west is to be provided.~~ A new water meter will be installed to serve parcel number 9428500066 downhill to the west to replace the well abandoned by the construction of the uphill development. Redevelopment of parcel number 9428500066 will require future water and sanitary system improvements.  
(Code Authority: RZC 21.17)
- b. **Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system as follows: Install 8-inch diameter PVC sanitary sewer as shown on the drawings prepared by ESM Consulting Engineers. Side sewers from each of the proposed new lots will connect to the new sanitary mains. No sewer service to the adjacent parcel downhill to the west is to be provided. (Code Authority: RZC 21.17)
- 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 Appendix 3)
- h. **Backflow Preventors:** Backflow preventors shall be used in the water supply system in accordance with City, State, and Federal requirements. (Code Authority: RMC 13.10)

- i. **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)

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

**Reviewer: Jeff Dendy, Senior Engineer**

**Phone: 425-556-2890**

**Email: jdendy@redmond.gov**

a. **Water Quantity Control:**

- i. Stormwater discharges shall match the developed discharge duration to the pre-developed duration for the range of pre-developed discharge rates from 50% of the 2-year peak flow up to the full 50-year flow for both primary drainage sub-basins delineated onsite. Detention shall be provided in a publicly maintained vault.
- ii. The project site has a historic drainage divide that sheds runoff to the north and to the west. The project shall maintain the historic drainage pattern by having the detained discharge split between the north and west sub-basins. As an option, the project may divert all flows to the roadside ditch in 154<sup>th</sup> Place NE as the downstream basins combine within ¼ mile downstream from the site.
- iii. 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 wet vault. Treatment is required for the 6-month, 24 hour return period storm.

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

- 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. The western drainage sub-basin discharges through an off-site easement to 154<sup>th</sup> Place NE. The standard 20-foot wide public drainage easement may cross either parcel to the west of Betrozoff-Jones, provided maintenance access is provided to storm structures.

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

- d. **Clearing and Grading.** The project geotechnical report will be followed concerning safe slope set-backs.

(Code Authority: RMC 15.24.080)

- e. **Temporary Erosion and Sediment Control (TESC).**

- i. Rainy season work permitted October 1<sup>st</sup> through April 30<sup>th</sup> with an approved Wet Weather Plan.

(Code Authority: RMC 15.24.080)

- f. **Floodplain Management.** The project does not lie in a designated flood plain.

(Code Authority: RZC 21.64.010 and 20D.140.40)

- g. **Landscaping.** No project specific conditions.

(Code Authority: RZC 21.64.060 (C))

- 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)

#### 4. **Fire Department**

**Reviewer: Barry Nilson, Deputy Fire Marshal**

**Phone: 425-556-2245**

**Email: [bnilson@redmond.gov](mailto:bnilson@redmond.gov)**

The current submittal is generally adequate for LAND-2013-00275 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: **Hydrant spacing shall be determined in the coordinated civil review process, along with the fire lane markings, and the radii for all of the roads.**

- b. Fire Protection Plan: **All houses shall have a 13D fire sprinkler system installed. All private access for emergency vehicles shall be in an easement.**
- c. ~~Change or Modification~~
- d. Fire Code Permit
- e. Comment  
(Code Authority: ~~RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG~~)

**5. Planning Department**

**Reviewer: Thara Johnson, Associate Planner**

**Phone: 425-556-2470**

**Email: tmjohnson@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
Redmond-Woodinville Road	Summer Shade Norway Maple	30' on center

(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))

**Tree Exception Request.** The tree exception request for removal of nineteen (19) landmark trees and 170 trees from the site shall be implemented in conformance with the tree preservation plan.

Code Authority: RZC 21.72.090

Condition Applies: Civil Construction, Final Plat Document

**Tree Replacement.** Tree Replacement shall be implemented in conformance with the Landscape Plan which identifies ~~77~~ 296 trees to be replaced either on-site, ~~and the remainder to be planted through fee-in lieu or off-site tree replacement.~~

Code Authority: RZC 21.72.080

Condition Applies: Civil Construction, Final Plat Document

- c. **Affordable Housing.** The Betrozoff-Jones Preliminary Plat shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20. An agreement in a form approved by the City must be recorded with the King County Department of Records and Elections to stipulate conditions under which required affordable housing units will remain as affordable housing for the life of the development. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant. Prior to the issuance of any building permit, the owner shall sign any necessary agreements with the City to implement these requirements. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property, consistent with any applicable provision of the Redmond Zoning Code in effect at the time of the issuance of the development permit(s).

Code Authority: RZC 21.20.080

Condition Applies: Building Permit Issuance

- d. **Open Space.** The proposal includes development-wide calculations to meet the open space requirements. Each lot shall include a minimum of 10 percent of total lot square footage in open space. Open space for the benefit of the entire development must be contiguous, designed for recreation, and not have a dimension less than 25 feet. Required open space shall be illustrated on the final plat document.

Code Authority: RZC 21.08.170.L

Condition Applies: Final Plat Document

- e. **Setbacks.** Setback classifications (e.g. front, side, side street, rear) shall be noted

Code Authority: RZC 21.08.060

Condition Applies: Final Plat Document

- f. **Planting Standards.** Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted a minimum of 8 feet from the centerline of any water/sewer lines. Shrubs shall be planted to maintain at least 4 feet of clearance from the center of all fire hydrants/connections.

Code Authority: RZC 21.32

Condition Applies: Civil Construction

- g. **Multistory Vegetation Area Recording.** Multistory vegetation that is canopy-forming at maturity shall be provided and maintained within a 35' setback, at a depth no less than 15 feet measured east to west adjacent to the western edge of the Redmond-Woodinville Road right-of-way. The multistory vegetation shall be preserved within a tract. The location, purpose and limitation of this tract shall be designated on the face of the plat.

(Code Authority: RZC 21.08.180(D)(2)(iii),

**Condition Applies:** Final Plat Document

- h. Front yard landscaping.** Landscaping for the front yard shall be provided for all new residential development. A landscape plan shall be prepared or approved by a Washington-licensed landscape architect, certified nurseryman, or certified landscape technician.

Code Authority: RZC 21.08.180(F)(2)(a)(i)&(ii)

Condition Applies: Building Permit Issuance

- i. Building Setback.** All residential buildings and accessory structures greater than 30 inches above the grade, on the west side of Redmond-Woodinville Road (SR 202), within the Wedge subarea, shall be set back a minimum of 35 feet. This setback shall be measured from the edge of the proposed right-of-way.

Code Authority: RZC ~~21.20.080(D)(2)(iii)~~ 21.08.0180(D)(2)(a)(iii)

Condition Applies: Building Permit Issuance

- j. Green Building Certification.** All homes within the Betrozoff-Jones Preliminary Plat shall be constructed to meet Green Building Certification – 3-star/LEED Certification minimum;

Code Authority: RZC ~~21.20.080(E)(2)(e)(i)~~ 21.08.0180(E)(2)(e)(i)

Condition Applies: Building Permit Issuance

- k. Low Impact Development Techniques.** The following techniques shall be complied with during construction as shown on submitted exhibits –

1. Native Vegetation Retention
2. Native soil preservation
3. Native soil restoration
4. Impervious surface area reduction

Code Authority: RZC ~~21.20.080(E)(2)(e)(i)~~ 21.08.0180(E)(2)(e)(i)

Condition Applies: Building Permit Issuance

## **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, Version 10-2005 (2005)
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 2000.

### 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. 5 (2007)
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 21.08:	Residential Regulations
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 Appendix 1:	Critical Areas Reporting Requirements

**Building**

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