



## Quasi-Judicial

### TECHNICAL COMMITTEE REPORT TO THE HEARING EXAMINER

**Project Name:** Rose Hill Subdivision

**Location:** No site address, parcel numbers 0325059103 and 0325059071

**Project File Numbers:** LAND-2016-00146 & LAND-2016-00837  
PR-2015-01177

**Project Description:** The proposed Rose Hill plat does not have a physical address since the site is vacant, but consists of two tax parcels (0325059103 & 0325059071). The applicant is proposing a 29-lot single-family subdivision including; two affordable housing units with associated infrastructure; stormwater drainage facilitates and open space, thereby requiring a Preliminary Plat application. Additionally, the applicant is proposing right-of-way improvements within a portion of a steep slope, which requires the Alteration of Geologic Hazard Areas application.

**File Numbers:** LAND-2016-00146 – Preliminary Plat/Type III  
LAND-2016-00837-Alteration of Geologic Hazard Areas/Type III  
SEPA-2016-01497 – SEPA DNS  
PR-2015-01177

**Applicant:** Ms. Barbara Rogers  
Benchmark Communities  
150 120<sup>th</sup> Ave NE, Suite 200  
Bellevue, WA 98005

**Applicant's Representative:** Mr. Jeremy Febus  
KPF Consulting Engineers  
1601 5<sup>th</sup> Ave, Suite 1600  
Seattle, WA 98101

**Planner:** Ben Sticka, Planner

**Decisions Included:** Preliminary Plat, Type III (RZC 21.76) &  
Alteration of Geologic Hazard Areas, Type III (RZC 21.76)

**Recommendation:** Approval with Conditions

**Public Hearing Date:** October 17, 2016

**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). However, the Technical Committee has also found there to be a discrepancy between the applicant's description of the property boundaries and the property records the City has received to date. In particular, title reports and statutory warranty deeds for this property "except out" the western 17.5 feet and the eastern 30.0 feet of the property. Therefore, the applicant shall provide documentation of ownership for these areas, as a condition of the Technical Committee's approval of this preliminary plat proposal and for any subsequent approvals related to the property's development.



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ROBERT G. ODLE, DIRECTOR  
Planning and Community Development  
Department



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LINDA E. DE BOLDT, 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 Alteration of Geologic Hazard Areas, Type III applications. In addition, 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 a recommendation to approve, approve with conditions, or deny the Preliminary Plat and Alteration to Geologic Hazard Areas, Type III applications.

**Key Dates**

Application/Completeness Date: August 11, 2016  
Date SEPA Determination Issued: September 8, 2016  
SEPA Appeal Deadline: October 6, 2016  
Public Hearing Date: October 17, 2016

**Report Attachments**

Attachment 1- Completeness Letter  
Attachment 2- General Application Form

- Attachment 3- SEPA Application Form
- Attachment 4- Vicinity Map
- Attachment 5- Plan Set
- Attachment 6- Notice of Application Certificate of Public Notice and Public Notice Site Plan
- Attachment 7- Notice of Application Public Comment Letters
- Attachment 8- SEPA Environmental Checklist
- Attachment 9- SEPA Public Comment Letters
- Attachment 10- Neighborhood Meeting Notice
- Attachment 11- Notice of Public Hearing and Certificate of Posting
- Attachment 12- SEPA DNS Certificate of Posting
- Attachment 13- Traffic Study
- Attachment 14- Stormwater Report
- Attachment 15- Utility Plan
- Attachment 16- Critical Area Report
- Attachment 17- Geotechnical Report
- Attachment 18- Public Notice Tree Preservation Plan
- Attachment 19- Tree Exception Letter
- Attachment 20- LWSD Capital Facility Plan

**Technical Committee Analysis**

**I. Proposal Summary**

The proposed project includes a request for a Preliminary Plat & Alteration to Geologic Hazards Areas for a proposed 29-lot single-family residential subdivision on a 13.1-acre site located in the Willows/Rose Hill neighborhood. The applicant is required to provide 10 percent of the new housing units as affordable housing units in accordance with RZC 21.20. One “low-cost unit” counts as two “affordable” units in accordance with RZC 21.20 calculations. The applicant is proposing one duplex located on lots one and two with one low-income and one affordable unit thereby meeting the affordable housing requirement. A SEPA DNS was issued for the proposed development on September 8, 2016 with a comment period. (Attachment 2-General Application Form) and (Attachment 3-SEPA Application Form)

**Lot and Tract Table**

<b>Lot</b>	<b>Area (SF)</b>	<b>Lot</b>	<b>Area (SF)</b>
1	2,996 SF	21	5,256 SF
2	3,164 SF	22	4,410 SF
3	4,499 SF	23	4,410 SF
4	4,049 SF	24	4,410 SF
5	4,500 SF	25	4,410 SF

6	4,050 SF	26	4,385 SF
7	4,500 SF	27	4,177 SF
8	4,050 SF	28	4,410 SF
9	4,544 SF	29	5,256 SF
10	4,654 SF		
11	5,055 SF		
12	4,410 SF		
13	4,812 SF		
14	4,289 SF		
15	4,410 SF		
16	4,410 SF	<b>Avg SF</b>	<b>4,424 SF</b>
17	4,410 SF	<b>Tract</b>	<b>Area (SF)</b>
18	4,410 SF	Tract A Open Space	<b>6,673 SF</b>
19	4,424 SF	Tract B Open space	<b>27,256 SF</b>
20	5,541 SF	Tract C Open space	<b>346,011 SF</b>

**II. Site Description and Context**

The proposal is located within the Willows/Rose Hill Neighborhood. The project is bound on the west by 138<sup>th</sup> Ave NE and the north by NE 100<sup>th</sup> Street. East of the project is an existing office complex. South of the site is a gun club and firing range facility, which is known as the “Interlake Sporting Association”. North and west of of the subject site are existing single-family residences.

The subject site consists of two tax parcels of undeveloped land. The site contains the following critical areas; steep slopes, wetlands and a stream. The critical areas will be discussed in additional detail later in the report. The site slopes generally from west to east. (Attachment 5- Plan Set)

<b>Adjacent</b>	<b>Existing Land Use</b>	<b>Zone</b>
North	Right-of-Way	R.O.W. (Right-of-Way)
South	Gun club & firing range “Interlake Sporting Association”	R-1, RIN (Single-Family Constrained), (Residential Innovative)
East	Commercial Office	BP (Business Park)
West	Right-of-Way	R.O.W. (Right-of-Way) There is a possibility that what appears to be R.O.W. to the west of the parcel may not yet be dedicated to the City. Research to confirm this is recommended.)



**III. Site Requirements**

The site is located within the R-1 (Single-Family Constrained Residential) and RIN (Residential Innovative) Single-Family Urban Residential zoning districts. R-1 is only applicable for the environmentally critical areas. The developed area of the site is subject to the requirements of the RIN zoning. The site requirements listed in RZC 21.08.070 for this district are:

	<b>Requirement</b>	<b>Proposed</b>
Minimum Average Lot Size:	4,000 SF	Complies at 4,424 SF
Minimum Lot Width Circle:	35 feet	Complies at 35 feet
Minimum Lot Frontage:	20 feet	Complies at 20 feet
Minimum Front Setback:	15 feet	Complies at 15 feet
Minimum Side/Interior Setback:	5 feet/ 10 feet	Complies at 5 feet/10 feet
Minimum Side Street Setback:	15 feet	Complies at 15 feet
Minimum Rear Setback:	10 feet	Complies at 10 feet
Minimum Building Separation	15 feet	Complies at 15 feet
Maximum Lot Coverage (for structures):	35 percent	Complies at 35 percent
Maximum Impervious Surface Area:	65 percent	Complies at 44 percent
Minimum Open Space:	20 percent	Complies at 61 percent
Maximum Height of Structures:	25 feet	Complies at 25 feet

The proposal complies with all of the site requirements for the RIN (Residential Innovative) Single-Family Urban Residential zone. Building related dimensional requirements will be reviewed and verified for compliance at the building permit issuance.

**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>	Complies	Complies as conditioned	Applies at Building Permit
	Variety in Building Design			X
	Variety in Site Design			X
<b>Building Orientation</b>				
<b>Code Citation</b>	<b>RZC 21.08.180</b>	Complies	Complies as conditioned	Applies at Building Permit
	Arterial Setbacks	N/A		
	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>	Complies	Complies as conditioned	Applies at Building Permit
	Modulation and Articulation			X
	Consideration of Site Conditions	N/A		
	Open Space	X		
<b>Landscaping</b>				
<b>Code Citation</b>	<b>RZC 21.08.180</b>	Complies	Complies as conditioned	Applies at Building Permit
	Landscaping Plan	X		
	Landscape Transition	X		
	Stormwater Detention	X		
<b>Streets and Pathways</b>				
<b>Code Citation</b>	<b>RZC 21.08.180</b>	Complies	Complies as conditioned	Applies at Building Permit
	Design Criteria	X		

The proposal complies with all of the site requirements for the RIN (Residential Innovative) Single-Family Urban Residential zone.

**V. Neighborhood Regulations**

The site is located within Willows/Rose Hill Neighborhood. The following table shows the project's compliance with the applicable neighborhood regulations.

<b>Neighborhood: Willows Rose Hill</b>				
<b>Code Citation</b>	<b>RZC 21.08.070 (Residential Innovative) Single-Family Zone</b>	Complies	Complies as conditioned	Applies at Building Permit
	Arterial Setbacks	N/A		
	Building Height			X
	Low Impact Development			X
	Tree Preservation	X		
	Vegetation for Common Areas		X	
	Street Trees		X	
	Vegetated Treatments		X	
	Access to Wedge Subarea	N/A		

	<b>Multiplex Housing</b>	N/A		
	Affordability	X		
	Density	X		
	Minimum lot size and lot division	X		
	Design	X		
	Location Criteria	X		

The proposal complies with all of the neighborhood regulations for the RIN (Residential Innovative) Single-Family Urban Residential zone.

**VI. Public Notice and Comment**

Requirements for public notice are contained in RZC 21.76.080.

Notice of Application: The Notice of Application for this proposal was published on August 17, 2016. The notice was posted at City Hall, the Redmond Regional Library, and 2 notice signs were posted on the property. Notice was also mailed to property owners within 500 feet of the site (Attachment 6, Notice of Application and Certificate of Posting).

Public Input: During the public comment period for the Notice of Application, the City received four (4) comments. (Attachment 7, Notice of Application Public Comment Letters).

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

A comment letter was received from Mr. Cesarone on August 18, 2016. Mr. Cesarone expressed concern regarding the removal of both significant and landmark trees. City staff responded to Mr. Cesarone on August 22, 2016 and indicated that the City requires a minimum of 35% tree retention. Additionally, the replacement of significant trees requires replacement at a ratio of 1:1 for significant trees (six-inches in diameter as measured at breast-height) and landmark trees (30-inches in diameter as measured at breast-height) at a ratio of 3:1. The applicant is providing over 60% tree retention and is replacing all removed significant and landmark trees at the required ratios. Therefore, the applicant complies with minimum tree retention requirements.

A comment letter was received from Mr. Sagara on September 6, 2016. Mr. Sagara expressed concern about tree retention, tree health, utilities, noise and the existing gun club. City staff responded to Mr. Sagara on September 7, 2016 and indicated that the plat complies with minimum tree retention by providing approximately 60 percent tree retention; whereas Redmond Zoning Code only requires a minimum of 35 percent. Additionally, Mr. Sagara was sent a copy of the arborist report. His

remaining questions were forwarded onto the applicant who provided a response to him on September 14, 2016. The applicant's response is included as an attachment.

A comment letter was received from Mr. Bergman on September 9, 2016. Mr. Bergman with Puget Sound Energy inquired about proper on-site drainage and the installation of the utilities. City staff responded to Mr. Bergman on September 6, 2016 and offered contact information for the storm and utility reviewers with the City of Redmond. Staff confirmed with Mr. Bergman on September 23, 2016 that his comments were only informational and did not require any additional information.

A comment letter was received from Mr. Stinson on September 13, 2016. Mr. Stinson with the Interlake Sporting Association expressed concerns about notifying future buyers about the location of the gun club and expressed concerns about the location of the property line as depicted on the site plan. City staff responded to Mr. Stinson on September 14, 2016. The applicant also sent Mr. Stinson a response on September 23, 2016. The applicant's response is included as an attachment.

Notice of SEPA Threshold Determination: Consistent with RZC 21.70.130 the Notice of the Determination of Non-Significance (DNS) for this project was issued on September 8, 2016. 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 12, SEPA DNS Certificate of Posting). The comment period for SEPA ended on October 6, 2016. Two (2) comment letters were filed during the DNS comment period. (Attachment 9, SEPA Public Comment Letters).

Comment received from Ms. Dillon on September 13, 2016. Ms. Dillon expressed concerns about treating invasive species in and near the wetland buffer. Staff responded to Ms. Dillon on September 13, 2016 by informing the applicant of her concerns. The applicant responded to Ms. Dillon on September 14, 2016.

Comment received from Ms. Freitag on September 16, 2016. Ms. Freitag indicated that she had no concerns with the SEPA DNS. Staff responded to Ms. Freitag on September 19, 2016 and informed her that her comments were forwarded on to the applicant. The applicant responded to Ms. Freitag on September 23, 2016.

Notice of Public Hearing: Consistent with RZC 21.76.080 the Notice of Public Hearing for this project was posed on the site, at City Hall, and at the Redmond Regional Library on September 23, 2016. 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).

## **VII. 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 September 8, 2016. (Attachment 8, Environmental Checklist).

## **VIII. Compliance with Development Regulations**

### **A. Landscaping**

The Redmond Zoning Code (RZC 21.08.180) requires that for new subdivisions, short subdivisions, and other 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.

**Finding:** The proposal includes perimeter landscaping, along the site's south, boundary, which is adjacent to the existing gun club facility. Native vegetation is retained along the north and east project boundaries. Therefore, the project provides adequate buffering and landscaping as required by RZC 21.08.180.

### **B. Tree Protection**

The Redmond Zoning Code (RZC 21.72) 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 measured in diameter at breast height. Significant trees are those trees that are between six-inches and 30 inches in diameter at breast height.

**Finding:** The property contains 967 significant trees (6-inches to 30-inches DBH) and 24 landmark trees (over 30-inches DBH). The proposal includes the removal of 380 trees, which include 17 landmark and 363 significant trees. The applicant will be planting 51 replacement trees for landmark trees and 363 replacement trees for significant, which total 414 replacement trees on-site and three new street trees along 166th Avenue NE. The applicant is retaining 61.6% of the existing significant trees,



which exceeds the required 35% minimum tree retention requirement. The applicant obtained approval of a Tree Exception Request from the Director of Planning on April 15, 2016. The applicant is replacing the landmark trees at 3:1 and the significant trees are being replaced 1:1. (Attachment 18- Public Notice Tree Preservation Plan) and (Attachment 19- Tree Exception Letter).

### **C. Critical Areas**

1. Section 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 report was prepared by Christopher Wright of Raedeke Associates, Inc. (Attachment 16, Critical Areas Report) which documents that the site is located in Wellhead Protection Zone 4 and contains a Class III wetland and the Class IV stream. The wetlands and stream areas and buffer are proposed to be preserved in the protected open space. According with Chris Wright: *"The site contains no habitats designated as fish and wildlife conservation area, so the proposed development would not affect such habitats. Consequently, no habitats or habitat features known or suspected to be used by other priority species of local importance would be affected by the proposed site plan. Thus, the proposed development would not adversely affect such species. The proposed site plan would retain the Class III Wetland and Class IV Stream and their buffers as native open space."*

### **Alteration of a Geologic Hazard Areas**

2. The subject plat has necessitated the need for a separate concurrent land-use application due to the encroachment of right-of-way improvements on 138<sup>th</sup> Avenue NE within a steep slope geologic hazard area.

### **Pursuant to the Redmond Zoning Code, Alteration of Geologic Hazard Areas [RZC 21.46.060(D)]**

1. The City shall approve, condition, or deny proposals in a geologically hazardous area as appropriate based upon the effective mitigation of risks posed to property, health, and safety. The objective of mitigation measures shall be to render a site containing a geologically hazardous areas as safe as one not containing such hazards. Conditions may include limitations of proposed uses, modification of density, alteration of site layout, and other appropriate changes to the proposal. Where potential impacts cannot be effectively mitigated, or where the risk to public health, safety and welfare,

public or private property, or important natural resources is significant notwithstanding mitigation, the proposal shall be denied.

- a. Landslide Hazard Areas. Development shall be prohibited in landslide hazard areas except as noted below:
  1. Pin pilings or footings for decks are permitted provided that they do not impact the stability of the slope, as demonstrated by geotechnical studies; and
  2. The installation and construction of streets and/or utilities, subject to the criteria and process set forth in RZC 21.76.070.E, Alteration of Geologic Hazard Areas.

**Pursuant to Redmond Zoning Code, Alteration of Geologic Hazard Areas applications must demonstrate the following:**

A. Reasonable Alternatives

There must be no reasonable alternative to locating in a Landslide Hazard Area. Alternative locations which would avoid impact to the Landslide Hazard Area must be shown to be economically or functionally infeasible.

*Applicant Response*

*Half-street improvements are proposed on the east side of 138<sup>th</sup> Ave NE, per Redmond's development requirements. Upon coordination with City staff, it was determined that a 15-foot pavement width would be appropriate for the half-street improvement along the project frontage on 138th Avenue NE. Providing this minimum pavement width outside of the geologic hazard area would require condemnation or acquisition of neighboring privately owned property outside of public right-of-way. Due to this constraint, it is functionally infeasible to avoid disturbing the steep slope area. However, the impact is being minimized as indicated in letter C. below.*

B. Geotechnical Evaluation

A geotechnical evaluation must be conducted to identify the risks of damage from the proposal, both on-site and off-site, and to identify measures to eliminate or reduce risks. The proposal must not increase the occurrence of the potential geologic hazard.

*Applicant Response*

*A geotechnical analysis was submitted by the applicant, and was reviewed and approved by the City. The geotechnical engineering report concludes that there is no increased risk from the project if the report's design recommendation is followed. The civil plans were prepared in accordance with the recommendations of the geotechnical report as stated in the geotechnical report.*

#### C. Minimize Impacts

Impacts shall be minimized by limiting the magnitude of the proposed construction to the extent possible; any impacts must be eliminated or mitigated by repairing, rehabilitating, restoring, replacing or providing substitute resources consistent with the mitigation and performance standards set forth in RZC 21.64.010.L and 21.64.010.M

#### *Applicant Response*

*In order to minimize the impacts on the adjacent steep slopes, a modified, narrowed road section was proposed by the applicant and approved by the City adjacent to the steep slope area. 138<sup>th</sup> Avenue NE improvements are subject to the City's "Rustic Road Standard" which requires 15 feet of roadway width (including a three-foot concrete ribbon, ten-foot landscape swale and a five-foot sidewalk. This road standard is met along the project frontage except for the area of interaction with the Geologic Hazard Area where the City allowed for a nine-foot reduction in road width through the removal of the landscape swale and construction of a vertical curb and gutter and six-foot concrete sidewalk. A concrete retaining wall with fall protection at the top makes up the grade separation from the back of the sidewalk to the existing grade.*

**Finding:** The half-street improvement section adjacent to the steep slope area has been modified and narrowed down by nine feet compared to the required standard road cross section in order to minimize alteration of the adjacent steep slopes. The narrowed half street improvement section will provide a 15-foot travel lane, a vertical curb and a six-foot sidewalk without a drainage swale, whereas the standard half street cross section would require a 15-foot travel lane, a 10-foot drainage swale and a five-foot sidewalk.

#### 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 or three units. The applicant is providing

two affordable units. One unit will be low-cost affordable and one unit will be affordable according to RZC definitions. The units are proposed in a duplex building on lots one and two.

**Finding:** Pursuant to RZC 21.20.030(D), each low-cost affordable housing unit provided counts as two affordable housing units for the purpose of satisfying the affordable unit requirement. Therefore, the applicant has complied with the minimum number of required affordable housing units.

**E. Noise Standards**

RMC Section 6.36 Noise Standards regulates noise levels applicable to residential development within the City. All new subdivisions within 100 feet of an arterial 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.

**Finding:** The project is not within 100 feet of an arterial. Therefore, a noise study is not required for the subject Preliminary Plat.

**F. Transportation**

The Rose Hill Subdivision transportation design for NE 97<sup>th</sup> Street and NE 98<sup>th</sup> Street follows the “Rustic Street Standards” for the NE Willows/Rose Hill Neighborhood Subarea. The half-street improvement design for 138<sup>th</sup> Avenue NE will also follow the “Rustic Street Standards” for NE Willows/Rose Hill Neighborhood Subarea with exception of the portion affected by the geologic hazard area. The half-street improvement section affected by the steep slope area has been modified and narrowed down by nine feet compared to the required standard half-street road cross section in order to minimize alteration of the adjacent steep slopes. The narrowed half-street improvement section will provide a 15-foot travel lane, a vertical curb and gutter and a six-foot sidewalk compared to a required 15-foot travel lane, a 10-foot drainage swale and a five-foot sidewalk. The 15-foot pavement on 138<sup>th</sup> Avenue NE is necessary to maintain a continuity of vehicle travel pattern to avoid potential safety risk and a six-foot sidewalk is also necessary to meet the minimum required sidewalk width behind a vertical curb. The proposed transportation will not negatively impact traffic and safety.

**G. Stormwater**

The Rose Hill Subdivision design will include the Rustic Street cross-section for 138th Avenue NE northbound lane, except where the roadway narrows to cross

the steep slope area within the property. NE 97<sup>th</sup> Street will also include the Rustic Street cross-section, but NE 98<sup>th</sup> Street will not. The Rustic Street cross-section involves placing an open channel along the pavement rather than a curb and gutter. Runoff from the pavement will generally enter the open channel prior to being collected and conveyed in a series of pipes and catch basins to the storm vault. NE 98<sup>th</sup> Street will have a standard curb and gutter cross-section that collects runoff in catch basins and storm pipes that route to the same storm vault. Roof runoff connects to the storm system and is conveyed to the storm vault. The storm design continues the historic drainage pattern by discharging the storm vault down gradient to the northeast to an existing natural ravine leading to the east. A level spreader will discharge the treated, detained flow to the east. The downstream property has an existing collection and conveyance system, which was designed and permitted to accept developed runoff from this project site. Stormwater ultimately discharges to the municipal storm system in Willows Road.

#### **H. Utilities**

A new water extension main will be provided along 138<sup>th</sup> Avenue from the City's existing 12-inch ductile iron water main on NE 100<sup>th</sup> Street to the Rose Hill Subdivision. A sewer main will be extended from the existing 10-inch sewer main in NE 100<sup>th</sup> Street public right-of-way at the northeast corner of project site in-order to serve the proposed 29-lot neighborhood. A General Sewer Plan Amendment for combining NE 95-1 sewer basin to NE 100 sewer basin was filed by the applicant with a regional sewer basin study. The amendment of the General Sewer Plan was approved by City's Tech Committee and will be adopted in the future General Sewer Plan. The Rose Hill project will not have a negative impact to the existing water and downstream sanitary sewer system.

#### **I. Preliminary Plat/Type III Decision Criteria**

##### **Response:**

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 proposed Rose Hill subdivision is located within the Willows/Rose Hill Neighborhood, as identified in the Redmond Comprehensive Plan Map NP-1. The applicable Citywide and Neighborhood specific Comprehensive Plan policies are met by this proposal.



<b>HO-37 Provide incentives and bonuses intended to minimize or eliminate any additional costs to the developer/builder associated with providing housing that is affordable to low- and moderate- income households.</b>	<i>The project proposes a total of 29 dwelling units of which two are affordable units to be located on lots one and two, which is consistent with RZC 21.20 and 21.78 The applicant is entitled to a bonus, but is not utilizing that option.</i>
<b>HO-15 Ensure that new development is consistent with citywide and applicable neighborhood goals and policies, including but not limited to sustainable site standards, landscaping requirements, building design guidelines and affordability.</b>	<i>The applicant's proposal meets all applicable zoning code requirements including but not limited to the following: landscaping, site standards, affordable housing and environmental policies as outlined within this report.</i>
<b>LU-6 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.</b>	<i>The proposed project is located on a site that is currently vacant. The proposed project will adhere to all RIN (Residential Innovative Zone) zoning regulations. Additionally, the project is adjacent to residential zones to the west, north and south by both RIN (Residential Innovative Zone) and R-1 (Single Family Constrained Residential) Zone. East of the subject side is zoned BP (Business Park) Zone.</i>
<b>LU-3 Allow new development only where adequate public facilities and services can be provided.</b>	<i>The proposed project has access to all necessary public facilities and will be constructing a storm retention vault on-site.</i>
<b>LU-28 Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the city, including low- and moderate density single-family to high-density residential neighborhoods.</b>	<i>Residential Development and Architectural, Site and Landscape Design Regulations outlined in 21.08.180, as well as the RIN and Willows/Rose Hill regulation stipulate the design criteria in the City of Redmond. The Rose Hill plat proposal will incorporate all necessary regulations as required by Code.</i>

1. 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.

2. 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 August 11, 2016 and fulfilled all applicable submittal requirements on file with the Planning Department at the time of submittal.

3. 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 Willows/Rose Hill neighborhood plan within the Comprehensive Plan. The site will be accessed via two access points from 138<sup>th</sup> Avenue NE, which is the street west of the proposed development. The street layouts including the locations and width provide a safe and orderly traffic circulation. The Traffic Study indicates the following: *The proposed development is anticipated to generate approximately 276 new daily vehicle trips with 22 new trips generated during the AM peak hours and 29 new trips generated during the PM peak hours.*

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

**Response:** The proposed preliminary subdivision will be adequately served with City approved water and sewer facilities and other appropriate utilities as demonstrated on the approved plan set.

5. The proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the 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. The proposal sets aside 379,940 square feet of open space areas and provides 33,929 square feet of recreational space within the open space provided.

6. 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.

7. 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 subdivision.

**Response:** The proposed subdivision will be served by Twain Elementary (0.90 miles away), Rose Hill Middle School (1.8 miles away) and Lake Washington

High School (2.9 miles away). Bus transportation is provided to all schools at bus stops between 0.01 and 0.30 miles from the development. A safe walk route is required by the state to schools within one mile of all new developments.

8. 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.

9. 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. The subject site contains steep slopes, Class III Wetland and a Class IV Stream. The subject site plan identifies all critical areas and their required buffers. The applicant has utilized buffer averaging to ensure that a portion of the wetland buffer will not be located within the 40-foot access easement and the wetland will remain protected.

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

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

- 1) **Modified Street Section with Alteration of Geologic Hazard** - Proposed narrowed street section along 138<sup>th</sup> Avenue NE to minimize impacts to steep slope hazard area. The narrowed half-street improvement section consists of 15-foot pavement width, vertical curb and gutter, and a six-foot sidewalk with adjacent concrete retaining wall. Application for alteration of Geologic Hazard Area submitted to accompany the Deviation. The subject Deviation was approved on July 26, 2016 by the City Engineer.

Code Authority: RZC Appendix 2.A.2 (Table 3) concerning road requirements and RZC 21.76.070.E concerning Alteration of Geologic Hazards Areas

- 2) **Maximum Road Slope Percentage** - Proposed roadway slopes of up to 12.5% on NE 97<sup>th</sup> Street & NE 98<sup>th</sup> Street as part of mitigation for the grading deviation. The subject deviation was approved by the Fire Marshall on April 26, 2016.

Code Authority: RZC Appendix 2 A.2 (Table 3)

3) **Comprehensive Plan: General Sewer Plan** - The project straddles two sewer drainage basins. The project proposes to serve the 29 lots through the sewer main extension from the NE 100<sup>th</sup> Street sewer Basin. The General Sewer Plan amendment was filed by applicant with a regional sewer basin study. The amendment of the General Sewer Plan was approved by City’s Tech Committee and will be adopted to future General Sewer Plan.

Code Authority: Comprehensive Plan: General Sewer Plan

4) **Fill depths in excess of eight feet are proposed in lots 9-12 and Tract B.** A deviation from RMC 15.24.080(2)(p) was approved on June 6, 2016. A Deviation Request (DEVREQ-2016-00736) was approved by the Technical Committee on June 6, 2016. No deviation is required for Tract B because it involves the excavation for a structure, which is exempt under the code.

Code Authority: Comprehensive Plan: RMC 15.24.080(2)(p)

**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 Rose Hill Subdivision, Preliminary Plat and Alteration of Geologic Hazard Areas/Type III applications subject to conditions listed in Section XI.**

This Preliminary Plat and Alteration of Geologic Hazard Areas/Type III applications are 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).

**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.

Item	Date Received	Notes
Plan Set, [pages 1-49]	8/09/16	<i>and as conditioned herein.</i>
SEPA Checklist	8/22/16	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on September 8, 2016.</i>
Conceptual Landscaping Plan	4/22/16	<i>and as conditioned herein.</i>

Conceptual Lighting Plan	6/06/16	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	4/22/16	<i>and as conditioned herein.</i>
Stormwater Design	8/09/16	<i>and as conditioned herein.</i>

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

**Development Engineering - Transportation and Engineering**

**Reviewer: Min Luo, Senior Transportation Engineer**

**Phone: 425-556-2881**

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

- a. Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.

**i. Easements are required as follows:**

- (a) 10-foot wide sidewalk and utilities, granted to the City of Redmond, along all right-of-way on the east side of 138<sup>th</sup> Avenue NE.
- (b) 10-foot wide sidewalk and utilities, granted to the City of Redmond, along all right-of-way on both sides of NE 97<sup>th</sup> Street.
- (c) 10-foot wide sidewalk and utilities, granted to the City of Redmond, along all right-of-way on both sides of NE 98<sup>th</sup> Street.
- (d) 18-foot public access easement, granted to the City of Redmond, as shown in Tract B in the Site Plan prepared by KPFF, dated August 9, 2016.
- (e) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

**ii. Dedications for right-of-way are required as follows:**

- (a) New right-of-way lines joining at the intersection of NE 100<sup>th</sup> Street/138th Avenue NE 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) New right-of-way lines joining at the intersection of NE 97<sup>th</sup> Street/138th Avenue NE 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.



- (c) New right-of-way lines joining at the intersection of NE 98<sup>th</sup> Street/138<sup>th</sup> Avenue NE 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.
- (d) A strip of land 30 feet wide measured from the centerline of the existing 138<sup>th</sup> Avenue NE to the east shall be dedicated as right-of-way. However, prior to this dedication, the applicant shall provide documentation to the City that the full 30 feet of land is owned by the current property owner. Information that the City has received to date does not provide sufficient information to demonstrate that the applicant has the property rights to grant the required dedication. It appears that 17.5 feet of this strip may not be owned by the property owner due to language in title reports and deeds that “except out” the western 17.5 feet of property and eastern 30.0 feet from property descriptions. Please provide information that demonstrates current ownership of these strips of land. See attached title reports and deeds for supporting information.
- (e) A strip of land 46 feet wide shown as NE 98<sup>th</sup> Street in the Site Plan prepared by KPFF, dated August 9, 2016 shall be dedicated as right-of-way.
- (f) A strip of land 52 feet wide shown as NE 97<sup>th</sup> Street in the Site Plan prepared by KPFF, dated August 9, 2016 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)

- b. Construction Restoration.** In order to mitigate damage due to trenching and other work on 138<sup>th</sup> Avenue NE and on NE 100<sup>th</sup> Street, the asphalt street shall be grinded, overlaid, and/or patched, as determined by the Development Engineering Division.

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

- c. Street Frontage Improvements**

- i. The frontage along 138<sup>th</sup> Avenue NE on the narrowed section must meet current City Standards, which include asphalt paving 15 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 6 feet wide concrete sidewalk and safety railing, low maintenance concrete support wall, 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:
  - Seven-inches HMA Class ½” PG 64-22
  - Four-inches of 1-1/4 inch minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)
  - Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)

- Street crown 2% sloped to drain system

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

ii. The frontage along 138<sup>th</sup> Avenue NE on the standard section must meet current City Standards, which include asphalt paving 12 feet, three-foot thickened edge concrete ribbon curb, 10-foot drainage swale, five-foot 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:

- Seven inches HMA Class ½" PG 64-22
- Four inches of 1-1/4 inch 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)
- Superelevated 2% sloped to drain system

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

iii. The new NE 97th Street must meet current City Standards, which include asphalt paving 22 feet, three-foot thickened edge concrete ribbon curb on each side, 10 feet drainage swale on one side and five feet planter on the other side, 5 feet wide concrete sidewalk on each side, 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:

- Seven-inches HMA Class ½" PG 64-22
- Four-inches of 1-1/4 inch 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)
- Superelevated 2% sloped to drain system

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

iv. The new NE 98th Street must meet current City Standards, which include asphalt paving 25 feet, three-foot thickened edge concrete ribbon curb on each side, five feet planter on each side, five feet wide concrete sidewalk on one side, storm drainage, streetlights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- Seven-inches HMA Class ½" PG 64-22
- Four-inches of 1-1/4 inch minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)

- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
  - Street crown 2% sloped to drain system  
(Code Authority: RZC 21.52.030; RZC 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details)
- v. The public access easement shown in Tract B must meet current City standard, which include asphalt paving 14 feet and two feet of gravel on each side. The pavement section including seven-inches HMA Class ½” PG 64-22 and subgrade compacted to 95% maximum density and appropriate access crown as shown in the Transportation Plan prepared by KPFF dated August 9, 2016 is acceptable.  
(Code Authority: RZC 21.52.030; RZC 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details)
- vi. ADA ramp requirements:  
Curb ramps for persons with disabilities are required to all new curb construction at the intersection of NE 100th Street/138<sup>th</sup> Avenue NE, NE 97th Street/138th Avenue NE and NE 98<sup>th</sup> Street/138th Avenue NE.  
(Code Authority: RCW 35.68.075; RZC 21-A.21.a)
- vii. 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)
- viii. Sidewalks constructed to City standards are required at the following locations:
- Five feet of sidewalk on the standard section and 6 feet of sidewalk on the narrowed section along 138<sup>th</sup> Avenue NE
  - Five feet sidewalk on each side of NE 97<sup>th</sup> Street.
  - Five feet sidewalk on one side of NE 98<sup>th</sup> Street.
- (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 Rose Hill Subdivision site plan prepared by KPFF on August 9, 2016.  
(Code Authority: RZC 21.52.030(E); RZC 21 Appendix 2)
- ii. Direct access from individual lots to 138<sup>th</sup> Avenue NE will not be permitted. This restriction shall be indicated on the civil plans and other final documents.

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

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

(Code Authority: RZC 21.17.020; RZC 21 Appendix 2 – A.11)

- f. **Street Lighting.** Illumination of the street(s) along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights may be required to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Paul Cho, Traffic Operations at (425) 556-2751 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at:

<http://www.redmond.gov/development/CodesAndRules/StandardizedDetails>

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

- g. **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 subdivision is within a 1-mile walking radius of the Mark Twain Elementary School. A short section (approximately 320 linear feet) east of 134th Avenue NE on the north side of NE 100<sup>th</sup> Street is required to be improved with an all-weather surface interim walkway. An interim walkway(s) shall be four feet wide, constructed of asphalt or concrete. 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))

## 2. Development Engineering – Water and Sewer

**Reviewer: Zheng Lu, Senior Utility Engineer**

**Phone: 425-556-2844**

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

- a. **Water Service.** Water service will require a developer extension of the City of Redmond water system as follows: Connect to the existing water system at NE 100<sup>th</sup> Street and 138<sup>th</sup> Avenue NE. Extend an eight-inch main south in 138<sup>th</sup> Avenue NE to the south property line of the proposed subdivision. Extend eight-inch water mains in both NE 98<sup>th</sup> Street and NE 97<sup>th</sup> Street. All water mains shall be designed in accordance with the City of Redmond Design Requirements, Water and Wastewater Developer Extensions.

(Code Authority: RZC 21.17)

- b. **Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system as follows: Connect to the existing sewer in NE 100<sup>th</sup> Street at the NE corner of the proposed subdivision. Extend an 8-inch sewer through proposed Tract C to proposed Tract B with an approximate invert of 204 feet. Construct a sewer access road from the end of the existing sewer access road approximately 400 feet. This extends the sewer access road at least 50 feet farther than shown on the proposed preliminary plat. Construct a turnaround suitable for a city vactor truck extending north from the end of the existing sewer access road in the existing 140<sup>th</sup> Avenue NE right-of-way. From the existing location in Tract B above extend an eight-inch sewer westerly in the proposed Tract B access road to NE 98<sup>th</sup> Street and then continue in NE 98<sup>th</sup> Street to the west side of 138<sup>th</sup> Avenue NE. From the existing location in Tract B above extend an eight-inch sewer southerly to the proposed Tract B access road then westerly in the access road to NE 97<sup>th</sup> Street. Then continue in NE 97<sup>th</sup> Street to the west side of 138<sup>th</sup> Avenue NE. All sewer mains shall be designed in accordance with the City of Redmond Design Requirements, Water and Wastewater Developer Extensions.
- c. **Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Public 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. Water and Sewer improvements shall be shown on the face of the final short subdivision and granted through the final short subdivision document. Specific required easements include, but are not limited to:
- i. 20 feet wide water main easement, granted to the City of Redmond, along  
Need to resolve right of way ownership issues to finish this
  - ii. 20 feet wide sewer main easement, granted to the City of Redmond, through  
proposed Tract C and Tract B.
  - iii. 20-foot wide sewer access road easement in Tract C and Tract B.  
(Code Authority: RZC 21.74.020, Appendix 3)
- d. **Sewer System Study.** As part of or in preparation for environmental documents for the project, an engineering report/sewer plan shall be prepared in accordance with Chapter 173-240 WAC. This report shall describe the sewer trunks and collectors needed to serve the project and other tributary areas. The engineering document will need to be adopted by the City as part of its Utility Master Planning, either by Zoning Code Amendment or Technical Committee approval, as appropriate. The engineering document will need to be reviewed and approved by the applicable State and local agencies.  
(Code Authority: RZC 21.17, WAC 173-240)  
Condition Applies: Civil Construction



e. **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)

f. **Reimbursement Fees:** Reimbursement fees for connection of sewer are required in the amount of \$34,994.24. 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: Jeff Dendy, Senior Engineer**

**Phone: 425-556-2890**

**Email: [jdendy@redmond.gov](mailto:jdendy@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 two-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.
- iii. The storm vault discharge will be via a buried storm pipe leading down the slope to a more gentle grade where a spreader swale will discharge the flow to continue the historic drainage pattern to the east.
- iv. The storm vault access road must meet the design criteria listed in the Redmond Clearing, Grading, and Stormwater Management Technical Notebook Section 8.6.9.1 “Maintenance Access”. Criteria includes having a minimum inside turn radius of 40 feet.
- v. The storm vault access road must meet the City of Redmond Standard Detail DG11 “Stormwater Facility Access Road”.

(Code Authority: RMC 15.24.080)(2)(d), Stormwater Technical Notebook, Issue No. 6.)

b. **Water Quality Control**

- i. Basic water quality treatment shall be provided in a publicly maintained wet-vault. Treatment is required for the six-month, 24-hour return period storm.

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

c. **Easements.** Easements will be required for any public stormwater conveyance systems on private property. Easements shall be provided for City of Redmond

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

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

**d. Clearing and Grading.**

In order to mitigate potential impacts to critical landslide hazard areas, all buildings shall be set back from the top/bottom of slope areas a minimum distance of 15 feet as recommended by Associated Earth Sciences, Inc. in their slope stability analysis dated 01/29/2016. This analysis was peer reviewed and supported by a third-party reviewer.

The top/bottom of the slope and slope setback shall be field surveyed and verified (located by bearing and distance) on the short subdivision document.

City Code allows public roadways to lie within steep slope areas if the road is included in a transportation plan. The work on 138<sup>th</sup> Avenue NE has been determined to meet the requirements that permit it to lie within a steep slope and / or its buffer. The steep slope has been subject to a stability analysis and found stable.

Retaining walls built for the benefit of Lots must be placed on the private property, instead of in adjacent tracts or public right-of-way.

(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 within a designated FEMA flood hazard zone.

(Code Authority: RZC 21.64.010 and 21.64.040)

**g. Landscaping.** No project specific conditions, all standard conditions apply.

(Code Authority: RZC 21.32)

**h. Department of Ecology Notice of Intent Construction Stormwater General Permit.**

Notice of Intent (NIO) must be submitted to the Department of Ecology (DOE) at least 60 days prior to construction on a site that disturbs an area of one acre or larger. Additional information is available at:

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

**4. Fire Department**

**Reviewer: Trung Duong, Deputy Fire Marshal**

**Phone: 425-556-2256**

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

The current submittal for LAND-2016-00146 is generally adequate for 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. Provide a five-inch Storz adapter on existing hydrant on Ne 100<sup>th</sup> St. if not presently provided.
- b. Homes on all lots shall be provided with a Residential Fire Sprinkler system installed in accordance with RFD Standard 5.00 and NFPA 13D
- c. Addressing for lots will be determined during the Coordinated Civil Review Process.  
(Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG)

**6. Planning Department**

**Reviewer: Ben Sticka, Planner**

**Phone: 425-556-2470**

**Email: [bsticka@redmond.gov](mailto:bsticka@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
138 <sup>th</sup> Avenue NE	Acer Rubrum ‘Bowhall’	30 feet on-center
97 <sup>th</sup> and 98 <sup>th</sup> Street	Pyrus Calleryana ‘Chanticleer’	30 feet 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))

- c. **Disclosure.** The applicant shall disclose the location of the Interlake Sporting Association within the purchase agreement for all homes proposed for sale within the Rose Hill subdivision.
- d. **Final Critical Areas Report and Enhancement Mitigation Plan.** A final Critical Areas Report must be submitted with the civil construction drawings or building permit if civil construction drawings are not required. All required enhancement and mitigation must be shown on the civil construction drawings. This includes any required planting, signage, fencing, wetland or stream enhancement, etc. that is required in the report.  
(Code Authority: RZC 21.63, Appendix 1)
- e. **Critical Areas Recording.** The regulated critical area and its associated buffer(s) must be protected by an NGPE or placed in a separate tract where development is prohibited. Proof of recording must be submitted to the City prior to issuance of a Certificate of Occupancy on the site.  
(Code Authority: RZC 21.64.010(L), 21.64.010(J); RMC 15.24.080(2)(i))

**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 21.74:	Land Division Regulations
RZC 21.52:	Transportation Standards
RZC 21.54:	Utility Standards
RMC 12.08:	Street Repairs, Improvements & Alterations
RMC 12.12:	Required Improvements for Building 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):	Civil Construction Drawing Review
RZC 21.76.020(H)(6):	Preconstruction Conference
RZC 21.76.020(H)(7):	Performance Assurance
RZC Appendix 2:	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 21.58-21.62	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 21.40:	Parking Standards
RCZ 21.64:	Critical Areas
RZC 21.44:	Signs
RZC 21.48	Transfer of Development Rights (TDRs)



**Building**

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