

**CITY OF REDMOND
ORDINANCE NO. 2751**

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, APPROVING THE FINAL PLAT OF
HEATHERS RIDGE, REDMOND FILE NAME KIRKMOND,
PURSUANT TO RCW 58.17.170 AND RZC 21.74.030,
CITY FILE NO. LAND-2013-0280, AND
ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Redmond has received an application for approval of the final plat of Heathers Ridge; and

WHEREAS, final plat approval is addressed under RZC 21.74.030, which requires that the Redmond City Council adopt findings in support of its decision and approve the final plat by ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings adopted. The Redmond City Council adopts the following findings in support of its approval of the Heathers Ridge final plat:

1. The Redmond Hearing Examiner approved the preliminary plat of Kirkmond, aka Heathers Ridge, on August 30, 2013. The Hearing Examiner's decision contains conditions incorporated as Attachment A.
2. The developer of Heathers Ridge filed an application for final plat approval on August 13, 2014.

3. Under RCW 58.17.170 and RZC 21.74.030(G), final plat approvals require City Council approval.
4. Under RCW 58.17.170 and RZC 21.74.030(C), the criteria to be used by the City Council in determining whether to grant final plat approval are:
 - A. whether the final plat substantially conforms to all terms, conditions and provisions of the preliminary approval; and
 - B. whether the final plat contains a dedication to the public of all common improvements, including but not limited to streets, roads, sewage disposal systems, storm drainage systems, and water supply systems which were a condition of approval. The intention to dedicate shall be evidenced by the owner's presentment of a final plat showing the dedication, and the acceptance by the City shall be evidenced by the approval of the final plat; and
 - C. whether the final plat meets the requirements of RZC 21.74, applicable state laws, and all other local ordinances adopted by the City which were in effect at the time a complete application for preliminary plat approval was filed.

5. The City staff has reviewed the final plat of Heathers Ridge and has advised the Council that the final plat conforms to all terms and conditions of preliminary plat approval and contains a dedication to the public of all common improvements. Based on the staff review, the Council finds that the final plat meets the first and second criteria for approval.
6. At the time of preliminary plat approval, the Redmond Hearing Examiner determined that, as conditioned, the preliminary plat met the requirements of the state subdivision laws, the State Environmental Policy Act, and the subdivision approval requirements of the RZC. No evidence has been presented to change this determination. The City Council therefore finds that the final plat meets the third criteria for approval.

Section 2. Approval of final plat. The final plat of Heathers Ridge File No. LAND-2013-0280, is hereby approved, subject to fulfilling any late-comer agreements and posting of any performance guarantees as determined by the Director of Public Works.

Section 3. Effective date. This ordinance shall take effect and be in full force five days after its passage and publication of a summary in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 21st day of
October, 2014.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

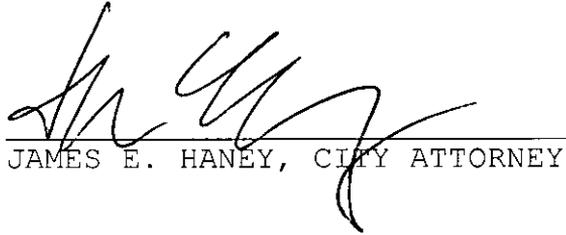
ATTEST:



MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:



JAMES E. HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: October 7, 2014
PASSED BY THE CITY COUNCIL: October 21, 2014
SIGNED BY THE MAYOR: October 24, 2014
PUBLISHED: October 27, 2014
EFFECTIVE DATE: November 1, 2014
ORDINANCE NO: 2751

YES: Allen, Carson, Flynn, Margeson, Myers, Shutz, Stilin

**BEFORE THE CITY OF REDMOND
HEARING EXAMINER**

In the Matter of the Application of)	
)	NO. LAND 2013-0280
)	
Ogden Farms LLC)	Kirkmond
)	
)	
For approval of a Preliminary Plat)	FINDINGS, CONCLUSIONS,
)	AND DECISION
_____)	

SUMMARY OF DECISION

The request for approval of a preliminary plat subdividing 7.3 acres into 41 single-family lots in the Willows Rose Hill Neighborhood is **GRANTED** subject to conditions.

SUMMARY OF RECORD

Request

Ogden Farms LLC (Applicant) requested approval of a preliminary plat subdividing 7.3 acres into 41 single-family lots, including eight size-limited dwellings. The subject property, currently addressed as 10032 134th Avenue NE, Redmond, WA 98052, is located in the Willows Rose Hill Neighborhood and has an RIN zoning designation.

Hearing Date

The Redmond Hearing Examiner conducted an open record hearing on the request on August 5, 2013.

Testimony

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

- Thara Johnson, Associate Planner, City of Redmond
- Jeff Dendy, Public Works Senior Engineer, City of Redmond
- Kurt Seemann, Senior Engineer, City of Redmond
- Kevin O'Brien, Applicant
- Patrick Mullaney, Applicant Attorney
- John Mirante, LDC Civil Engineering Group, Applicant Representative
- Tim McGruder
- Doria Damato
- Shirley Gardner
- Eileen Isharjanto

Exhibits

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

1. Technical Committee Report to the Hearing Examiner, with the following attachments:
 1. Vicinity Map
 2. Zoning Map
 3. General Application Form
 4. SEPA Application Form
 5. Completeness Letter
 6. Notice of Application & Optional DNS and Certificate of Publishing
 7. Notice of Application Public Comment Letters
 8. Final SEPA Determination of Non-Significance
 9. SEPA Public Comment Letters
 10. Notice of Public Hearing and Certificates of Posting
 11. Preliminary Plat Plan set
 12. Arborist Report
 13. Landmark Tree Removal Exception Request Letter
 14. Landmark Tree Removal Exception Approval Letter
 15. Neighborhood Meeting Sign in Sheet
 16. Preliminary Storm Drainage Report
 17. Computation Sheet
 18. Traffic Study
 19. Application of Transportation Concurrency
 20. Comprehensive Planning Policies
 21. Title Report
 22. Signal Warrant Analysis
 23. Architectural Elevations
2. Planning Staff's PowerPoint Presentation, dated 8/05/13
3. COR Modified Conditions of Approval, submitted 8/05/13
4. Email from Judy Brison re: Ogden Farms 134th dated 8/05/13
5. Correspondence including:
 - a. Letter from The Riley Group re: Off-Site Impacts, Kirkmond Residential Development, dated 7/19/13
 - b. Memo from Matthew Merritt (LDC) re: Kirkmond Detention Pond Operation Summary, dated 7/30/13
6. Letter from Jeff Miles (LWSD), Transportation Department, dated 8/01/13
7. Route 238 – King County Metro Transit; highlights bus route to Lake Washington High School (LWSD)
8. Twain Elementary School Suggested Walk Routes, dated September 2004
9. Google Earth Images, Kirkmond Project relation to Mark Twain Elementary and Rose Hill Middle School (LWSD)
10. Google Earth Image – Proposed Plat, Kirkmond – NE 100th Street from 132nd Ave NE to 134th Ave NE, with the following attachments:
 1. Photo #1 – view; 134th Ave NE, looking South to NE 100th Street
 2. Photo #2 – view; corner of 134th Ave NE and NE 100th Street, looking West
 3. Photo #3 – view; looking East on NE 100th Street

11. Redmond Zoning Code excerpts (21.74.010, 21.17.030, 21.52.030, 21.74.020, 21.17.010, 21.17.020)
12. Letter from K. O'Brien/Ogden Farms LLC re: Preliminary Schematic Designs, dated June 11, 2013
13. Complete Traffic Impact Analysis dated January 30, 2013
14. Applicant Consultant Comments on Inconsistencies in Exhibit 1, Attachment 18 (Traffic Study) dated August 6, 2013
15. Final Preliminary Plan Set (31 sheets), dated May 29, 2013
16. Clarification of discrepancies between Landmark Tree Exemption Request and Exemption Approval, submitted by Planning Staff, dated August 6, 2013
17. Safe walking condition submitted jointly by City of Redmond and the Applicant, dated August 8, 2013

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

FINDINGS

Procedural Background

1. The Applicant submitted applications requesting approval of a preliminary plat subdividing 7.3 acres into 41 single-family lots, including eight size-limited dwellings. The subject property is currently addressed as 10032 134th Avenue NE, in Redmond, WA 98052.¹ *Exhibit 1, page 1; Exhibit 1, Attachment 3.*
2. The application was determined to be complete on April 17, 2013. Notice of Application for this proposal was published, posted, and mailed to property owners within 500 feet of the site on June 14, 2013. During the notice of application public period, the City received six public comments regarding concerns including: existing drainage flow on-site; additional tree removal, and type and character of street lighting. *Exhibit 1, page 5; Exhibit 1, Attachments 5, 6, and 7.*
3. The City of Redmond was designated lead agency for review of the proposal's compliance with the requirements of the State Environmental Policy Act (SEPA). Upon review, the Responsible Official determined that the requirements of environmental analysis, protection, and mitigation measures would be adequately addressed through the City's regulations, the City of Redmond Comprehensive Plan, and applicable state and federal laws. Concluding that the proposal would not result in probable significant adverse impacts on the environment, the City issued a Notice of probable determination of non-significance (DNS) on June 14, 2013 with the notice of application. The City received two comment letters during the comment period, which pointed out errors in the tree retention calculations in the Applicant's environmental checklist. The DNS was revised and finally issued on July 10, 2013. No appeal was filed and the environmental determination became final on July 24, 2013. *Exhibit 1, pages 5-6; Exhibit 1, Attachments 6, 8, and 9; Johnson Testimony.*

¹ The legal description of the subject property is a portion of Section 34, Township 26 North, Range 5 East, W.M.; also known as Tax Assessor parcels 1246700-191, -200, -212, -221, -220, -229, and -210. *Exhibit 1, Attachment 4.*

4. The Applicant held a public meeting to discuss the proposal with neighboring property owners on March 3, 2013. Eight members of the public signed in at the meeting, expressing several concerns including sewer connection, off-site sewer connection, landscaping, tree retention, off-site storm drainage, and a request to remove additional trees. *Exhibit 1, Attachment 15; Johnson Testimony.*
5. Notice of the August 5, 2013 open record hearing on the application was posted on-site and at City Hall, published, and mailed to surrounding property owners within 500 feet of the site on July 15, 2013. *Exhibit 1, page 6; Exhibit 1, Attachment 10.*

Subject Property, Surroundings, and Zoning Controls

6. The subject property consists of seven tax lots currently developed with two single-family residences and various accessory buildings, all of which would be removed. Just north of NE 100th Street in a newly annexed area of Redmond, the site is bounded by 134th Avenue NE and the city limits to the west. It abuts low density single-family development in all directions. To the north, east, and south, parcels are zoned Residential Innovative (RIN). *Exhibit 1, Attachments 4, 16; Exhibit 13.*
7. Topographically, site slopes range from zero to 10%. The site is not located in a designated flood plain and it is within Well Head Protection Zone 4, the least restrictive zone. The soil has slow to moderate runoff potential and a slight to moderate erosion potential; however, there are no critical areas on-site. No hazards or limitations on development were identified during application review. *Exhibit 1, Attachment 16; Exhibit 1, pages 6, 10, 17-18.*
8. The subject property is located in the Willows Rose Hill Neighborhood and has an RIN zoning designation. The purpose of the RIN zone is:

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

Redmond Zoning Code (RZC) 21.08.070.A.

Proposed Improvements

9. The plat would create 41 lots, 35 to be developed with detached single-family residences, and six lots containing attached residences (three duplexes). Of the 7.32 acres, 6.98 would be disturbed by construction of infrastructure and dwellings. The remaining 0.34

acres would retained as protected open space in perpetuity. Lots 32 through 39 would be developed with size-limited dwellings.² Lots 32 through 37 would contain the three duplexes. *Exhibit 1, page 3; Exhibit 1, Attachments 4, 15, 16, and 17.*

10. The proposed lots were designed to satisfy all bulk dimensional standards of the zone, including minimum lot width circle, front/side/side street/rear setbacks, minimum building separation, minimum lot coverage by structure, and maximum impervious surface area. The project would exceed the following standards. The proposed average lot size is 5,017 (4,000 required); open space provided is 25.6 percent (20% required), and maximum structure height would be 25 feet (35 feet allowed). Planning Staff also determined that the project does comply, or with conditions would comply, with all of the residential development, architectural, and site design regulations for the RIN zone. *Exhibit 15; Exhibit 1, pages 3-5; Johnson Testimony; Exhibit 1, Attachment 17.*
11. The Willows Rose Hill Neighborhood is a newly annexed area of Redmond and the instant project is the first preliminary plat since annexation. The proposal was reviewed for compliance with neighborhood-specific design regulations. Planning Staff determined that, as proposed, it complies with arterial setbacks, building height, low impact development, tree preservation, common area landscaping, street trees, vegetated treatments, access to the Wedge Subarea, multiplex housing, applicability, density, minimum lot size and lot division, design, affordable housing exception, and location criteria of the Willows Rose Hill Neighborhood. *Exhibit 1, pages 5-6; Johnson Testimony.*
12. Base density allowed on the 7.32 acres is 37 lots. Pursuant to RZC 21.20.020-.030, all new single-family residential developments in the Willows Rose Hill Neighborhood are required to provide ten percent of their proposed units as affordable housing; the required number of affordable housing units for the instant project is four units. The affordable housing provisions provide at least one bonus market-rate unit for each affordable housing unit up to 15% above the maximum allowed density. By proposing four affordable housing units, the project qualified for a four-unit density bonus. *Exhibit 1, page 3; RZC 21.20.020 et seq.*
13. The plat would access public roads at 134th Avenue NE, a Local Street per City road standards. Direct vehicle access from lots to 134th Avenue is prohibited. New internal public roads would be developed consistent with the City's rustic street standards, including 26-foot-wide streets within 52-foot-wide rights-of-way, with five foot sidewalks on both sides of the street, storm drainage, street lights, street trees, and street signs. The project would also be required to install frontage improvements on 134th Avenue NE, including: asphalt paving 11 feet from centerline to front edge of shiner; a three-foot concrete shiner; 10-foot-wide drainage swale; five-foot-wide concrete sidewalk; storm drainage; street lights; street trees; and street signs. All utilities including

² Pursuant to RZC definitions, "a size-limited dwelling is a single-family detached unit that does not exceed 1,900 square feet. The determination of total square footage includes attached garages. A size-limited dwelling will be so identified and legally binding on the title of the home; enlarging the home will not be permitted above the maximum size limit."

power and telecommunications would be installed or moved underground, including those on 134th Avenue NE. City Staff recommended conditions of approval to ensure the new access improvements would comply with applicable City road standards. *Exhibit 1, pages 9;12-13 .*

14. Each lot would be connected to municipal water and sewer service. Sewer service would require a developer extension agreement. Portions of the required sewer extension may benefit other properties and meet the criteria to be eligible for a reimbursement agreement. Water service would require installation of water meters. *Exhibit 1, pages 9, 14-15; Streit Testimony.*
15. Plats in the RIN zone are required to set aside a minimum of 20% net site area as usable open space for passive or active recreational purposes and 10% of total lot area as individual open space. Proposed 34,500 square foot Tract A would contain stormwater facilities and also provide open space for recreation. Landscaped Tract B on the northwestern boundary would provide 8,429 square feet of open space. Tract C on the southwest site boundary would provide 6,328 square feet. Tract D on the north site boundary would provide 3,574 square feet, and nearby Tract E another 648 square feet of landscaped area. Altogether, the plat would provide 25.6% open space, most of it available for informal recreation, exceeding the minimum requirement. *Exhibit 1, page 4; Exhibit 15; Johnson Testimony.*
16. The Applicant submitted a professionally prepared traffic impact analysis which indicated that the 41 proposed lots would generate 433 net new daily trips³, including 36 AM peak hour trips and 44 PM peak hour trips. Transportation impact fees consistent with RMC Chapter 3.10 would be payable on a per-lot basis at the time of building permit approval. The proposal meets transportation concurrency requirements. *Exhibit 1, page 23; Johnson Testimony; Exhibit 1, Attachments 18 and 19; Exhibits 13 and 14; RMC 3.10.*
17. Current runoff from existing impervious surfaces exits the subject property via overland flow into the roadside ditch in the eastern right-of-way on 134th Avenue NE or onto the neighboring lots to the south. All flows are collected within the municipal drainage system in NE 100th Street and eventually enter an unnamed tributary to the Sammamish River. After construction, the developed site would consist of impervious surface, landscaped areas, and the undisturbed open space tracts. Flow control would be achieved by means of a detention pond in Tract A, which would discharge into an underground conveyance system that would tie directly to the system in NE 100th Street. The proposed pond discharge would not burden the roadside swale on 134th Street south of the site. The would be required to have an impermeable bottom. Site geotechnical evaluation indicated that soils underlying Tract A contain over-consolidated glacial till that doesn't drain well; this natural soil has been accepted as a pond liner and meets Department of Ecology standards for impermeable clay membranes. The final determination of impermeable surface to be used would be made during the civil

³ The project receives credit for the two existing dwelling units that would be replaced.

engineering process. Bio-swailes would treat runoff from pollution generating impervious surfaces upstream of the proposed detention pond. A separate underground system would convey roof, foundation, and treated runoff to the pond for detention. Proposed flow control would comply with the City of Redmond 2012 Stormwater Management Technical Notebook and the 2005 DOE Manual. *Exhibit 1, Attachment 16; Dendy Testimony; Seemann Testimony; Exhibit 5.b.*

Compliance with Other Applicable City Development Standards

18. Students residing in the project would attend Lake Washington School District schools, including Twain Elementary. The District indicated that it had capacity to serve the students of the proposed plat at all levels. The developer would pay a per-lot school impact fee at time of building permit issuance for each lot. In order to satisfy the requirements of the Redmond Zoning Code for safe pedestrian linkages to be provided between new developments and schools for students that walk to and from school or to connect to public improvements within 350 feet, and consistent with Revised Code of Washington (RCW) 58.17.110, the Applicant has agreed to provide an interim walkway from the project frontage along 134th Ave NE to NE 100th Street and then west to the proposed Coptic Church frontage improvements. The interim walkway(s) would be four feet wide, constructed of asphalt or concrete, located in the City right-of-way to the extent possible, and separated as appropriate from the street edge of the traveled way. The walkway would meander as necessary to avoid large trees and other conditions that could affect the constructability of the walkway. The Applicant would not be required to provide stormwater control for the walkway's impervious surface. The interim walkway would be constructed prior to occupancy of any house. *Exhibit 1, pages 9-10; Exhibit 1, Attachments 6, 7, 8, 9, and 10; Exhibit 17.*
19. Redmond Zoning Code Title 21.72 requires that all healthy landmark trees and 35 percent of all healthy significant trees be retained.⁴ The health of the existing trees on the subject property was assessed by a professional arborist, who prepared a report dated May 28, 2013. According to the report, 214 trees were assessed on the subject property. Five trees were determined to be below the significant tree size threshold, and fifteen were found to be unhealthy. Of the 193 trees on-site that meet the City's definition of a significant or landmark tree, 10 are landmark trees. The Applicant would remove 106 trees to accommodate the proposed design, including five landmark trees and 101 significant trees. A total of 116 replacement trees are required. In addition to trees removed, 11 trees would be impacted but not removed; of these, three are landmark trees. The project would retain 76 trees, including two landmark trees and 74 significant trees, for a total tree retention rate of 39.4%. The majority of trees to be retained are located in proposed open space tracts. *Exhibit 1, page 7; Exhibit 1, Attachment 12; Exhibit 15.*
20. The Applicant submitted a landmark tree exception request to allow removal of the five landmark trees. The request was administratively approved on July 8, 2013. *Exhibit 1, Attachments 13 and 14; Exhibit 16.*

⁴ Pursuant to RZC 21.78, landmark trees are those that are greater than 30 inches in diameter at breast height and significant trees are those that are between six and 30 inches in diameter at breast height.

21. The Applicant submitted conceptual landscape plans depicting existing vegetation to be retained and proposed new plantings in yards, the storm pond tract, common areas, and along streets (street trees). The proposal would provide perimeter and interior landscaping including a ten-foot landscaped buffer along the subject property's west and north boundaries. The southeast boundary of the property contains 34,500 square foot Tract A, which includes retained trees and recreational open space as well as stormwater detention facilities. A total of 117 trees, 501 individual shrubs, and 1,015 four-inch pot ground cover plants are to be planted throughout the site. Of these, 25% are northwest native species, 50% would be planted in amended soils, and 25% would not require irrigation after three years. Of the proposed trees, 25% would be evergreen species. The City accepted the conceptual landscaping and tree preservation plans as consistent with code requirements. *Exhibit 1, pages 4-5; Exhibit 15.*
22. Planning Staff accepted and reviewed: the preliminary plan set; the SEPA checklist; conceptual landscaping and lighting plans; tree retention plan; a traffic impact assessment; and a preliminary storm drainage report. Professional consultants retained by the Applicant prepared each report. The accepted plan set is dated May 29, 2013. *Exhibit 1, page 11; Exhibit 15; Exhibit 1, Attachments 4, 12, 16, and 18; Exhibit 13.*
23. Several members of the public provided testimony during the open record public hearing. Neighbors said they are excited and nervous to see how the newly adopted regulations will work for the first time since the area was annexed. They expressed concerns about: ensuring a safe walking route; uncertainty about the proposed layout due to frequent changes in plat design; confusion about the delay and changes between the neighborhood meeting and the final proposal; questions about the appearance of the proposed structures, as to whether they'd be compatible with neighborhood character; whether or not the storm pond would be fenced; congestion on area streets and a missing stop sign that used to be at the corner of 134th and 104th; and whether the open space Tract D would be fenced to separate it from the adjoining property to the north, because the tract would abut the neighbor's driveway and garage. *Testimony of Tim McGruder, Doria Damato, Shirley Gardner, and Eileen Isharjanto.*
24. Planning Staff offered responded to public comment as follows: The Code encourages Applicants to hold the neighborhood meeting early in the planning stages so neighbors have the opportunity to contribute early on to project design. When additional lots were added to this proposal, the City re-noticed the application. All citizen comments were answered in writing. Elevations (building designs) are reviewed for compliance with design review standards at the time of building permit application. In this case, the City required specific information on the duplexes and size-limited units because specific standards had to be met. There is no opportunity for public comment at time of building permit; builders would determine the final design. The project exceeds the minimum open space requirements and satisfies all City Code recreation requirements. Tract A would not be fenced. The Applicant submitted a traffic impact analysis and warrant signal analysis, both acceptable to the City; no signals are required. The City of Kirkland also had the opportunity to review and comment on the traffic study. The Applicant

would pay traffic impact fees, assessed at time of building permit. The missing stop sign may have existed prior to annexation; the City has no record of it. *Johnson Testimony.*

25. In response to public comment, the Applicant apologized for the confusion over number of lots and site design. The calculation of affordable homes was very complex; those homes must be values at or under \$300,000.00 when finished. The Applicant also noted that the project would pay per lot park impact fees of \$3,174 to mitigate the project's impact on City parks and recreation facilities. The Applicant requested the opportunity to address the proposed safe walking condition in the staff report off the record with Staff prior to the close of the record, because he disputed its requirements as unduly onerous. The record was held open and the City and Applicant submitted agreed safe walking language, detailed in the finding above and the conditions that follow. *John Mullaney Argument; Kevin O'Brien Testimony.*
26. The Technical Committee, which is comprised of staff from the Planning, Public Works, and Fire Departments, reviewed the Applicant's submittals for compliance with City codes and regulations and the Comprehensive Plan. Considering public comment and the agreed-to safe walking condition language at Exhibit 17, the Technical Committee recommended project approval subject to conditions. *Exhibit 1, pages 1, 10-24; Exhibit 1, Attachment 17; Johnson Testimony; Exhibit 17.*

CONCLUSIONS

Jurisdiction

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

Subdivision Criteria for Review

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

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

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

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

Conclusions Based on Findings

1. As conditioned, the project would comply with applicable Comprehensive Plan and Willows Rose Hill Neighborhood policies. The proposed single-family attached and detached development with eight size limited lots, four affordable housing units, and three duplexes would be consistent with the envisioned mix of single-family residential opportunities in the neighborhood plan. *Findings 8, 11, and 26.*
2. The proposed lots conform to the site requirements set forth in RZC 21.08.170(B). The Applicant satisfied all submittal requirements as of April 17, 2013 and conducted a public meeting. The required open record hearing was held after notice consistent with Code requirements. *Findings 4, 5, 8, 9, 10, 11, 12, and 22.*
3. With conditions, the proposed street system would comply with the City of Redmond Arterial Street Plan and Willows Rose Hill Neighborhood Plan. Right-of-way dedication and frontage improvements along 134th Avenue NE would bring the existing public road up to current City standards. Conditions would ensure that all road and infrastructure construction within rights-of-way are consistent with the final plans as approved during civil engineering review. *Findings 13, 16, and 22.*
4. The project would be adequately served with municipal water, sewer, and other appropriate utilities, all of which would be underground. Stormwater runoff would be collected and detained on-site and would discharge to the storm drain system in NE 100th Street without burdening the roadside swale on 134th Street south of the site. In order to ensure the pond won't impact adjacent properties, recommended conditions of approval would require it to have an impermeable liner. Conditions would ensure that construction of the entire stormwater management system would comport with the requirements of the City of Redmond Stormwater Technical Notebook as well as the DOE's 2005 Stormwater Management Manual for Western Washington as adopted with modifications by the City. *Findings 14 and 17.*

5. The project would include internal sidewalks and an off-site interim walking path connected to improvements at the Coptic Church site on NE 100th Street, in satisfaction of safe walking requirements for school aged residents. Impacts to affected schools and parks would be mitigated through fee payment at time of building permit issuance. *Findings 15 and 18.*

6. Site design was based on topography and retention of existing mature vegetation to the maximum extent feasible. The Applicant's request for exception to tree retention requirements was administratively approved to allow design consistent with the vision for development in the Willows Rose Hill Neighborhood. As proposed and conditioned, the project would embody the intended purpose of the RIN zone. No hazardous conditions would affect development of the site. The proposal was reviewed for compliance with the requirements of the State Environmental Policy Act and a DNS was issued. *Findings 6, 7, 19, 20, 21, 22, 23, 24, 25, and 26.*

DECISION

Based on the preceding findings and conclusions, the request for approval of a preliminary plat subdividing 7.3 acres into 41 single-family lots in the Willows Rose Hill Neighborhood is **GRANTED**, subject to the conditions below.

A. Site Specific Conditions of Approval

The following table identifies those materials that are approved with conditions as part of this decision. The "Date Received" is the date that is stamped as "Received" by the Development Services Center.

Item	Date Received	Notes
Plan Set	05/30/2013	<i>and as conditioned herein.</i>
SEPA Checklist	05/30/2013	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on June 14, 2013.</i>
Conceptual Landscaping Plan	05/30/2013	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	05/30/2013	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	05/30/2013	<i>and as conditioned herein.</i>
Stormwater Design	05/30/2013	<i>and as conditioned herein.</i>

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

1. Public Works Transportation and Engineering
Reviewer: Kurt Seemann, Senior Engineer

Phone: 425-556-2881
 Email: kseemann@redmond.gov

a.	Site Specific Conditions
a.	<p>Easements and Dedications. On-site easements and dedications shall be provided for City of Redmond review at the time of civil drawing approval and <u>finalized upon recording of the final subdivision</u>. Off-site easements must be finalized prior to civil drawing approval. The existing and proposed easements and right-of-way shall be shown on the civil drawings and preliminary subdivision documents. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.</p>
	<p>i. Easements are required as follows:</p>
	<p>(a) 10' wide sidewalk easement, granted to the City of Redmond, along all right-of-way including 134th Avenue NE, plat Road A and Road B. (b) 10' wide utility easement, granted to the City of Redmond, along all right-of-way including 134th Avenue, plat Road A and Road B.</p>
	<p>(b) At the time of construction, additional easements may be required to accommodate the improvements as constructed.</p>
	<p><u>Code Authority:</u> RZC 21.74.020(C), 21.74.020(G), 21.74.020(I), 21.52.030(H); RMC 12.12 <u>Condition Applies:</u> Civil Construction, Final Subdivision Document</p>
b.	<p>Construction Restoration. In order to mitigate damage due to trenching and other work on 134th Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, as determined by Public Works.</p> <p><u>Code Authority:</u> RMC 12.08, Redmond Standard Specifications and Details <u>Condition Applies:</u> Civil Construction</p>
c.	Street Frontage Improvements
	<p>i. The frontage along 134th Avenue NE must meet current City Standards which include asphalt paving 11' from centerline to front edge of shiner, a 3' concrete shiner, 10' wide drainage swale, 5' 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:</p> <ul style="list-style-type: none"> • 7 inches] HMA Class ½" PG64-22 • Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557) • Street crown 2% sloped to drain system <p><u>Code Authority:</u> RZC 21.52.030, 21.54.010(F); RMC 12.12; RZC Appendix 2</p>

	<p><u>Condition Applies:</u> Civil Construction</p>
	<p>ii. The frontage along Plat Roads A and B must meet current City Standards which include asphalt paving 22' from front of shiner to front of shiner with appropriate tapers, a 3' concrete shiner on both sides of the street, 9' wide drainage swale on one side of the street, 5' wide concrete sidewalks on both sides of the street, 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:</p> <ul style="list-style-type: none"> • 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 <p><u>Code Authority:</u> RZC 21.52.030, 21.54.010(F); RMC 12.12; RZC Appendix 2 <u>Condition Applies:</u> Civil Construction</p>
	<p>iii. A separate 40-scale channelization plan may be required for any public street being modified or constructed. The plan shall include the existing and proposed signs, striping and street lighting and signal equipment for all streets adjacent to the site and within at least 150 feet of the site property line (both sides of the street). The plan shall conform to the requirements in the City of Redmond Standard Specifications and Details Manual.</p> <p><u>Code Authority:</u> RZC 21.52.030(G), Appendix 2; Standard Specifications and Details Manual; RCW 47.24.020 <u>Condition Applies:</u> Civil Construction</p> <p>iv. At the intersection of 132nd Avenue and NE 100th Street and , a traffic signal system may be required per City of Redmond Standards. A signal warrant analysis has been prepared and is currently under review jointly by the City of Redmond and the City of Kirkland.</p> <p><u>Code Authority:</u> RZC 21.52.030(G) <u>Condition Applies:</u> Civil Construction</p>
d.	Access Improvements
	<p>i. The type and location of the proposed site accesses are approved as shown on the Kirkmond site plan prepared by LDC.</p> <p><u>Code Authority:</u> RZC 21.52.030(E); Appendix 2 <u>Condition Applies:</u> Civil Construction, Preliminary Subdivision Document</p>
	<p>ii. Direct vehicle access from lots to 134th Avenue will not be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.</p>

	<p><u>Code Authority:</u> RZC 21.52.030(E) <u>Condition Applies:</u> Civil Construction</p>
	<p>iii. The following driveways are required to be improved as specified below:</p> <ul style="list-style-type: none"> All driveways shall be constructed as shown on the Kirkmond site plan prepared by LDC. <p><u>Code Authority:</u> RZC Appendix 2 <u>Condition Applies:</u> Civil Construction</p>
e.	<p>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.</p> <p><u>Code Authority:</u> RZC 21.74.020(F), 21.54.020 <u>Condition Applies:</u> Civil Construction</p>
f.	<p>Street Lighting. Illumination of the street(s) along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights may be required to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Paul Cho, Transportation Operations at (425) 556-2751 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at: http://www.redmond.gov/workspaces/one.aspx?objectid=25473&contextId=22451</p> <p><u>Code Authority:</u> RZC 21.74.020(G), 21.54.020, 21.52.030(G), Appendix 2 <u>Condition Applies:</u> Civil Construction</p>
g.	<p>Safe Walking Route(s). To satisfy the Redmond Zoning Code requirement for safe pedestrian linkages to be provided between new developments and schools for students that walk to and from school or to connect to public improvements within 350 feet, an interim walkway shall be constructed south from the project frontage along 134th Ave NE to NE 100th ST, then to the west along NE 100th ST to the proposed Coptic Church frontage improvements. The interim walkway(s) shall be four feet wide, constructed of asphalt or concrete, should be located in the City right-of-way, and separated from the street edge of the traveled way as appropriate. The walkway shall be permitted to meander as necessary to avoid large trees and other anomalous conditions that could affect the constructability of the walkway. The Applicant shall coordinate with City staff regarding impacted trees and associated tree removal that may be impacted by construction of the interim walkway. The Applicant will not be required to provide additional stormwater control for the walkway's impervious surface. The interim walkway must be constructed prior to occupancy of any house.</p>

<p><u>Code Authority:</u> RCW 58.17; RZC 21.52.030, RZC 21.17.010(F)(2); RZC 21.74.020(I)</p> <p><u>Condition Applies:</u> Civil Construction</p>

2. Public Works – Water and Sewer

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

Phone: 425-556-2844

Email: jstreit@redmond.gov

a.	Site Specific Conditions
	i.
a.	<p>Water Service. Water service will require a developer extension of the City of Redmond water system as follows: Construct 8-inch ductile iron water mains with fire hydrants and appurtenances as shown on the drawings prepared by LDC Civil Engineers.</p> <p>Water meters that provide potable and residential demands for each new lot are also required. Service lines will tee off the existing water mains or new water mains and serve each water meter.</p> <p><u>Code Authority:</u> RZC 21.74.020(D), 21.54.010 <u>Condition Applies:</u> Civil Construction</p>
b.	<p>Sewer Service. Sewer service will require a developer extension of the City of Redmond sewer system as follows: Construct 8-inch diameter sanitary sewer mains as shown on the drawings prepared by LDC Civil Engineers. Pipe material varies depending on the location of the improvement from PVC, HDPE or hydrogen sulfide resistant ductile iron.</p> <p>Side sewers that provide sanitary sewer service to each new lot will also be installed.</p> <p><u>Code Authority:</u> RZC 21.74.020(D), 21.54.010 <u>Condition Applies:</u> Civil Construction</p>
c.	<p>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 preliminary subdivision and granted through the final preliminary subdivision document.</p>

	<p><u>Code Authority:</u> RZC 21.74.020(C), Appendix 3 <u>Condition Applies:</u> Civil Construction, Final Subdivision Document</p>
d.	<p>Reimbursement Agreement. Portions of this extension may benefit other properties and meet the criteria to be eligible for a reimbursement agreement. In order to be eligible for reimbursement, the City must have received a completed reimbursement agreement application prior to approval of civil drawings and the agreement must be fully executed, by the City, prior to commencement of construction of the facility.</p> <p><u>Code Authority:</u> RMC 13.12 <u>Condition Applies:</u> Prior to Pre-Construction Meeting</p>
e.	<p>Backflow Preventers: Backflow preventers shall be used in the water supply system in accordance with City, State, and Federal requirements. (Code Authority: RMC 13.10) WAC 246-290-490 specifically addresses Cross-connection control devices and their specific use of premise isolation; reference Table 8 for the appropriate backflow isolation devices and Table 9 to determine if your proposed use is a high health cross-connection hazard.</p> <p><u>Code Authority:</u> RMC 13.10 <u>Condition Applies:</u> Civil Construction</p>
f.	<p>Permit Application. Water meter and sewer service applications shall be submitted for approval to the Public Works Development Services Division. Permits and meters will not be issued until all improvements are constructed and approved for use, and administrative requirements are completed. In certain limited circumstances, as determined solely by the City of Redmond, water meter and/or side sewer permits may be issued prior to completion of improvements and administrative requirements. In such cases, various additional guarantees or requirements may be imposed as determined by the Development Services Division. All reimbursement and stub fees shall be paid prior to sale of water and side sewer permits.</p> <p><u>Code Authority:</u> RMC 13.08.010, 13.12 <u>Condition Applies:</u> Prior to Permit Purchase</p>

3. **Public Works – Stormwater/Clearing and Grading**

Reviewer: Jeff Dendy, Senior Engineer

Phone: 425-556-2890

Email: jdendy@redmond.gov

Site Specific Conditions	
a.	Water Quantity Control: i. Stormwater discharge shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a publicly maintained pond.
	ii. Provide for overflow routes through the site for the 100 year storm.
	iii. The stormwater pond shall be designed in accordance with City of Redmond Clearing, Grading, and Stormwater Management Technical Notebook, Issue Number 6, section 3.2.1 – Detention Ponds. “Detention ponds in infiltrative soils shall be lined, unless otherwise approved as infiltration facilities.” “Lining may consist of an impermeable till layer 18 inches or thicker, bentonite or synthetic liners approved by the Stormwater Engineer.” Liner type as directed by the project geotechnical engineer. The project geotechnical engineer is required during pond construction to verify impermeability.
	Code Authority: RZC 21.74.020(D); RMC 15.24.080 Condition Applies: Civil Construction
b.	Water Quality Control
	i. Basic water quality treatment shall be provided in a publicly maintained pond. Treatment is required for the 6-month, 24 hour return period storm.
	Code Authority: RZC 21.74.020(D); RMC 15.24.080(2)(d) Condition Applies: Civil Construction
c.	Public Stormwater Easements. Public easements (if any) shall be created at time of final plat. Code Authority: RZC 21.74.020(H); RMC 15.24.080(2)(i) Condition Applies: Civil Construction, Preliminary Subdivision Document
d.	Private Stormwater Easements. Private stormwater easements will be required where drainage systems are located across adjacent properties and will remain under private ownership. Maintenance of private drainage systems will be the responsibility of the property owners benefiting from the easement. Prior to construction drawing approval and final preliminary subdivision recording, fully executed and recorded easements shall be provided to the Public Works Development Services Division. Code Authority: RZC 21.54.010(D), 21.74.020(C), 21.54.010(E),

	<p>Appendix 3 Condition Applies: Civil Construction, Preliminary Subdivision Document</p>
e.	<p>Clearing and Grading</p> <p>The project may use eight-inch driveway culverts where necessary instead of the standard 12-inch pipe diameter due to low cover restrictions.</p> <p>The project may use the proposed alternative biofiltration swale design for stormwater quality control. The alternative is needed due to incorporating the required Rustic Street Standard which involves a series of preliminary, open channels.</p> <p>Code Authority: RZC 21.74.020(J); RMC 15.24.080 Condition Applies: Civil Construction</p>
f.	<p>Temporary Erosion and Sediment Control (TESC).</p>
	<p>i. Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan.</p>
	<p>Code Authority: RMC 15.24.080 Condition Applies: Civil Construction</p>
g.	<p>Floodplain Management. Project does not lie in a designated flood plain.</p> <p>Code Authority: RZC 21.64.010, 21.64.040 Condition Applies: Civil Construction, Preliminary Subdivision Document, Other</p>
h.	<p>Landscaping. Deep rooted plantings must not be place closer than eight feet from stormwater pipes unless a root barrier is used.</p> <p>Code Authority: RZC 21.32.30 Condition Applies: Civil Construction</p>
i.	<p>Wellhead Protection. Project lies within Well Head Protection Zone 4, the least restrictive zone.</p> <p>Code Authority: RMC 13.07.100 Condition Applies: Civil Construction</p>
j.	<p>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</p>

	<p>area of one acre or larger. Additional information is available at: www.ecy.wa.gov/pubs/0710044.pdf.</p> <p>Code Authority: Department of Ecology Rule Condition Applies: Prior to Commencement of Construction</p>
k.	<p>Regional Capital Facilities Charge. No Regional Capital Facilities Charge applies to this project. Code Authority: RMC 13.20.045 (Downtown); RMC 13.20.047 (Overlake) Condition Applies: Building Permit Issuance</p>
l.	<p>Critical Landslide Hazard Areas. No critical landslide hazard areas occur on this project.</p> <p>Code Authority: RZC 21.64.060(B) Condition Applies: Civil Construction, Final Subdivision Document</p>

4. Fire Department

Reviewer: Rich Gieseke Assistant Fire Marshal

Phone: 425-556-2204

Email: RGieseke@redmond.gov

The current submittal is generally adequate for Site Plan Entitlement Approval, but does not fully represent compliance with all requirements. The following conditions are integral to Entitlement Approval and shall be complied with in Civil Drawings, Building Permit Submittals, Fire Code Permit submittal, and/or other applicable processes:

a.	<p>Site Specific Conditions</p> <p>The current submittal is generally adequate for Preliminary Subdivision Approval, but does not fully represent compliance with all requirements. The following conditions are integral to the Preliminary Subdivision Approval and shall be complied with in Civil Drawings, the Final Preliminary Subdivision, Building Permit submittals, Fire Code Permit submittals, and/or other applicable processes:</p> <p>Existing home will need to be readdressed of the newly created address grid/streets.</p> <p>Proposed street names and addresses for all lots shall be established prior to signing of mylars at the completion of CCR.</p> <p>Show the turning radii for the south access road, radius to be not less than 25'. Show turning radii on Fire Protection sheet.</p> <p>Provide notes on Fire Plan indicating the type of proposed fire lane markings.</p>
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	Hydrants spacing not to exceed 600' on center or more than 300 feet from any home. Spacing shall be maintained along 134 Ave NE and interior to the plat. Add 2 hydrants to plat; one near lot 8 and one near lot 16. Provide stortz adapters on hydrants along 134 Ave NE
b.	Preliminary Subdivision Condition
c.	Fire Protection Permit
d.	Change or Modification
e.	Fire Code Permit
f.	Comment
	Code Authority: RMC 15.06; RZC Appendix 2; RFD Standards, RFDD&CG Condition Applies: Civil Construction, Final Subdivision Document
g.	Emergency Vehicle Access Easement. All portions of Emergency Vehicle Access Roadway not in a public right-of-way, including turnarounds and Emergency Vehicle Operations Areas shall be maintained in a dedicated Emergency Vehicle Access Easement. Code Authority: RZC Appendix 2, Section III Condition Applies: Civil Construction, Final Subdivision Document

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 21.32.090. The minimum size at installation is 2 ½ inch caliper.						
	<table border="1"> <thead> <tr> <th>Street</th> <th>Species</th> <th>Spacing</th> </tr> </thead> <tbody> <tr> <td>134th Avenue NE</td> <td>TBD</td> <td>30' on center</td> </tr> </tbody> </table>	Street	Species	Spacing	134 th Avenue NE	TBD	30' on center
Street	Species	Spacing					
134 th Avenue NE	TBD	30' on center					
	Code Authority: RZC 21.32.090 Condition Applies: Civil Construction						
b.	Residential Regulations. The Kirkmond Preliminary plat shall demonstrate compliance with the Residential Development and Architectural, Site, and Landscape Design Regulations. Code Authority: RZC 21.08.180						

	<u>Condition Applies:</u> Building Permit Application
c.	<p>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 drawings. A plan showing the location of preserved trees and containing protection language approved by the City shall be recorded with the preliminary subdivision.</p> <p>Code Authority: RZC 21.72.060 Condition Applies: Civil Construction, Final Subdivision Document</p>
d.	<p>Tree Replacement. Tree Replacement shall be implemented in conformance with the Landscape Plan.</p> <p><u>Code Authority:</u> RZC 21.72.080 <u>Condition Applies:</u> Civil Construction, Final Plat Document</p>
e.	<p>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.</p> <p><u>Code Authority:</u> RZC 21.32 <u>Condition Applies:</u> Civil Construction</p>
f.	<p>Affordable Housing. Prior to issuing any building permit, an agreement in a form approved by the City that addresses price restrictions, home buyer or tenant qualifications, phasing of construction, monitoring of affordability, duration of affordability, and any other applicable topics of the affordable housing units shall be recorded with King County Department of Records and Elections. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant. 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 land use permit(s).</p> <p><u>Code Authority:</u> RZC 21.20.080 <u>Condition Applies:</u> Building Permit Issuance</p>
g.	<p>Setbacks. Setback classifications (e.g. front, side, side street, rear) shall be noted shall be noted on each lot corresponding to the appropriate location for each setback. The setback dimensions shall not be included.</p>

	Code Authority: RZC 21.08.170(H) Condition Applies: Final Subdivision Document
h.	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 subdivision document. Code Authority: RZC 21.08.170(L)(2)(a) Condition Applies: Final Subdivision Document

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, 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 21.74: Land Division Regulations
- RZC 21.54.010: Adequate Public Facilities and Services Required
- RZC Appendix 3: Design Requirements for Water and Wastewater

City of Redmond: System Extensions
Standards 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
RZC21.32.030: 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
RZC 21.74: Land division Regulations
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 2: Construction Specifications 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

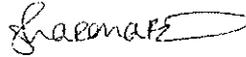
RZC 21.08: Residential Regulation
RZC 21.24: Fences
RMC 3.10; Ordinance Impact Fees
2610AM, 2616AM:
RZC 21.32, 21.72: Landscaping and Tree Protection
RMC 6.36: Noise Standards
RZC 21.64: Critical Areas
RZC 21.44: Signs
RZC 21.74: Land Division Regulations
RZC Appendix 1: Critical Areas Reporting Requirements

Building

2009 International Residential Code
2009 Uniform Plumbing Code

DECIDED August 30, 2013.⁵

By:



Sharon A. Rice
City of Redmond Hearing Examiner

Note: Type III decisions of the Hearing Examiner may be appealed to the City Council in a closed record appeal proceeding as provided in RZC 21.76.060.M. Any party with standing (detailed at RZC 21.76.060.M.2.a) may appeal this decision by filing the appropriate appeal form along with the required fee no later than 5:00 pm on the tenth business day following the expiration of the reconsideration period. See RZC 21.76.060.M for further detail on appeal requirements.

⁵ Upon receipt of a September 4, 2013 emailed request for clarification from Planning Staff, the instant decision was reissued on September 5, 2013 to remove inadvertent references to unit lot subdivisions in the Criteria for Approval section of the Conclusions on page 9. No other changes were made. The date of decision issuance, reconsideration, and appeal timelines were not amended.