

**CITY OF REDMOND  
ORDINANCE NO. 2798**

AN ORDINANCE OF THE CITY OF REDMOND,  
WASHINGTON, APPROVING THE FINAL PLAT OF  
SEQUOIA GLEN II PURSUANT TO RCW 58.17.170  
AND RZC 21.74.030, CITY FILE NO L090096, AND  
ESTABLISHING AN EFFECTIVE DATE

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WHEREAS, the City of Redmond has received an application for approval of the final plat of Sequoia Glen II, filed as preliminary plat, Chablis; 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 Sequoia Glen II final plat:

1.    The Redmond Hearing Examiner approved the preliminary plat of Chablis on April 20, 2011.    The Hearing Examiner's decision contains conditions incorporated as Attachment C to the decision.
2.    The developer of Sequoia Glen II filed an application for final plat approval on July 10, 2015.

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.

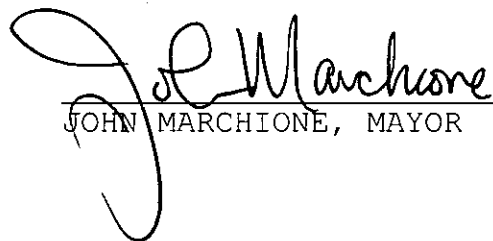
5. The City staff has reviewed the final plat of Sequoia Glen II and has advised the Council that the final plat conforms to all terms and conditions of preliminary plat approval and contains a dedication to the public of all common improvements. Based on the staff review, the Council finds that the 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 RCDG. 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 Sequoia Glen II File No. L090096 is hereby approved, subject to fulfilling any late-comer agreements and posting of any performance guarantees as determined by the Director of Public Works and the termination of easements and covenants as determined by the Development Engineering and Construction Manager.

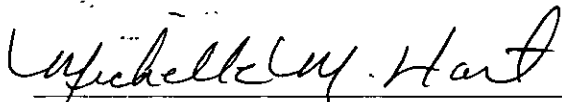
Section 3.      Effective date.      This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 15<sup>th</sup> day of September, 2015.

CITY OF REDMOND

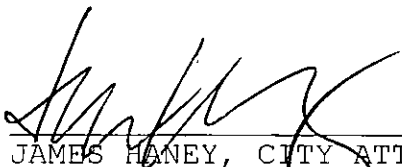
  
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JOHN MARCHIONE, MAYOR

ATTEST:

  
\_\_\_\_\_  
MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	September 1, 2015
PASSED BY THE CITY COUNCIL:	September 15, 2015
SIGNED BY THE MAYOR:	September 18, 2015
PUBLISHED:	September 21, 2015
EFFECTIVE DATE:	September 26, 2015
ORDINANCE NO. 2798	

YES: ALLEN, CARSON, MARGESON, MYERS, SHUTZ, STILIN

BEFORE THE HEARING EXAMINER  
FOR THE CITY OF REDMOND

In the Matter of the Application of	)	NO. L090097 (PRD)
	)	NO. L090096 (PPL)
	)	
<b>John Baumann,</b>	)	<b>Chablis PRD</b>
<b>Heartland Signature Homes</b>	)	
	)	
For approval of a Planned Residential	)	FINDINGS, CONCLUSIONS,
Development and Preliminary Plat	)	DECISION, AND RECOMMENDATION
	)	

**SUMMARY OF DECISION AND RECOMMENDATION**

The request for approval of a preliminary plat subdividing 4.36 acres at 15631 NE 116th Street in Redmond, Washington, into 20 lots for single-family residential development (PRD) and one lot for a four-unit cottage development consistent with the related PRD is **GRANTED**, subject to the conditions below and subject to Redmond City Council approval of the PRD.

The Redmond Hearing Examiner recommends that the request for approval of a PRD on the R-4 zoned subject property consistent with the requested preliminary plat as further described herein **SHOULD BE GRANTED** with conditions.

**SUMMARY OF RECORD**

Request

John Baumann of Heartland Signature Homes (Applicant) requested approval of a PRD and preliminary plat subdividing 4.36 acres into 20 single-family lots and one cottage development lot with four units. The subject property is located at 15631 NE 116th Street in Redmond, Washington.

Hearing Date

The Redmond Hearing Examiner conducted an open record hearing on the request on April 6, 2011.

Testimony

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

- Thara Johnson, Associate Planner
- Kurt Seemann, Public Works Senior Engineer, City of Redmond
- John Baumann, Applicant

Exhibits

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

EXHIBIT 1 Technical Committee Report to Hearing Examiner, with the following attachments:

1. Vicinity Map
2. Zoning Map
3. General Application Form
4. SEPA Application Form
5. Notice of Application and Certificate of Publishing
6. Notice of Application Public Comment Letter
7. Neighborhood Meeting Notice
8. SEPA Determination of Non-Significance and Environmental Checklist
9. Notice of Public Hearing and Certificates of Posting
10. Preliminary Plat/Planned Residential Development (PRD) Plan set
11. Arborist Report
12. Landmark Tree Removal Exception Request Letter
13. Landmark Tree Removal Exception Approval Letter
14. Deviation Request and PRD Modifications
15. LID Bonus Request
16. Preliminary Storm Drainage Report
17. Comprehensive Planning Policies
18. Planned Residential Development Ordinance 1901
19. Repealed Residential Development Ordinance 2447
20. Water Well Report

EXHIBIT 2 Revised recommended condition of approval from Thara Johnson, dated April 6, 2011

EXHIBIT 3 Staff PowerPoint presentation from the April 6th hearing

EXHIBIT 4 Sites plans as follows:

- a. Site Plan for adjacent Cryder PRD, previously approved
- b. Composite Access Plan of the Cryder and Chablis PRDs
- c. Chablis PRD Site Plan

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

**FINDINGS**

1. The Applicant requested approval of a planned residential development (PRD) and preliminary plat subdividing 4.36 acres into 20 single-family residential lots and one four-unit cottage development. The subject property is located at 15631 NE 116th Street

in Redmond, Washington.<sup>1</sup> *Exhibit 1, page 1; Exhibit 1, Attachment 5; Johnson Testimony.*

2. Complete applications for preliminary plat and PRD were submitted on March 30, 2009. At that time, PRD regulations pursuant to Ordinance 1901 were in effect. Subsequently, Ordinance 1901 was repealed by Ordinance 2447; however, the present project is vested the regulations in effect on the date the complete applications were filed. *Exhibit 1, page 2; Johnson Testimony; Exhibit 1, Attachments 18 and 19.*
3. The relatively flat subject property is comprised of two parcels developed with single-family residences, a domestic water well, and an accessory structure, all of which would be removed and the well abandoned. Site vegetation consists of grasses and non-native blackberries; very little significant tree cover is present. The entire subject property has been cultivated or altered by previous uses at some time in the past; no areas of undisturbed native vegetation were observed. No critical areas were identified on-site. *Exhibit 1, pages 3, 11, 24; Exhibit 1, Attachment 10, Sheets P1, P3; Exhibit 1, Attachment 11.*
4. The subject property is located in the North Redmond Neighborhood. North of the site across NE 116th Street is the Kensington plat, containing single-family residential development on small lots similar to those proposed. South of the site are single-family homes on small lots. Large lot residential development exists to the east and west of the site; however, the Cryder PRD has been approved immediately to the east. There are R-1 zoned areas to the north, east, and west of the subject property, but the site abuts R-4 zoning on all boundaries. *Exhibit 1, page 3; Exhibit 1, Attachments 1 and 2; Exhibit 2, Slide 2.*
5. The subject property has a low-moderate residential zoning designation (R-4). *Exhibit 1, page 1; Exhibit 1, Attachment 2.* The purpose of the R-4 zone is to provide for primarily single-family residential neighborhoods on lands suitable for residential development with allowed densities of four, five, or six dwellings per gross acre. The R-4 designation provides for stable and attractive suburban residential neighborhoods with a full range of public services and facilities. Some complementary nonresidential uses are allowed. *Redmond Community Development Guide (RCDG) 20C.30.15-050).*
6. PRDs are allowed in the residential zoning districts. *RCDG 20C.30.105-020.* The intent of Redmond's PRD process is to enhance the design of a residential development by allowing for flexibility and variation from the established site requirements and development standards, including the location and type of structures, the conservation of natural features, allowances for housing serving a range of incomes, energy conservation, and the efficient use of open space. *RCDG 20C.30.105-010(2).*

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<sup>1</sup> The legal description of the subject property is a portion of Section 35, Township 26 North, Range 5 East, W.M.; the lot is also known as Tax Assessor Parcels 3526059046 and 3526059005. *Exhibit 1, Attachments 3 and 10.*

7. The R-4 zoning district allows a maximum residential density of four units per acre and requires a minimum density of 80% of that allowed. Required bulk dimensional standards include: an average lot size of 7,000 square feet; minimum lot width circle measuring 40 feet; minimum frontage of 20 feet; a minimum building separation of 15 feet; 35% maximum lot coverage by structure; 60% maximum impervious surface; a maximum structure height of 35 feet; and a minimum of 25% open space. Required setbacks in the R-4 zone include: 15 feet from front lot lines and streets; 10 feet from rear lot lines; and five feet from side lot lines. *RCDG 20C.30.25-140.*
8. Applicable modifications to R-4 development standards allowed pursuant to the PRD process include: a density PRD density bonus based on the size of the project; a density bonus for creation of affordable housing<sup>2</sup>; elimination of average and minimum lot size; reduced minimum lot width circle to 20 feet; zero building separation; maximum lot coverage by structure up to 45%; maximum impervious surface up to 70%; and a maximum structure height up to 45 feet for interior lots (35 feet for perimeter lots). Required setbacks for PRDs include: 10 feet from front lot lines and streets; 10 feet from rear lot lines; zero minimum side setbacks; and garages must be setback 18 feet from front lot lines. *RCDG 20C.30.105-050.*
9. Cottage housing developments are allowed in the North Redmond Neighborhood. *RCDG 20.C.30.52.-020.* The purpose of cottage developments is to: provide a housing type that responds to changing household sizes and ages (e.g., retirees, small families, single-person households); provide opportunities for ownership of small, detached dwelling units in single-family neighborhoods; encourage creation of more usable open space for residents of the development through flexibility in density and lot standards; support the growth management goal of more efficient use of urban residential land; and provide guidelines to ensure compatibility with surrounding land uses. *RCDG 20.C.30.52.010.*
10. The minimum lot size for cottage developments is one half acre. A minimum of four and a maximum of twelve cottages are required per development, and 1.75 cottage units are allowed for each single-family home permitted by the underlying zone's density standards. The minimum required lot frontage is 20 feet. Structures must be setback at least ten feet from any perimeter site boundary (of the parent parcel) and 15 feet from any public street. A minimum of ten feet is required between structures, including accessory buildings. Maximum lot coverage by structure is 40%, and maximum impervious surface area is 60%. Maximum height for any cottage development structure is 18 feet, except that cottages with roofs sloping at least 6:12 may be up to 25 feet tall. Each cottage must be provided with 1.5 off-street parking spaces. *RCDG 20.C.30.52-040(1).*

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<sup>2</sup> Affordable housing requirements, established at *RCDG 20D.30.10-020*, apply to all new single-family attached and detached dwelling units within the North Redmond Neighborhood. At least 10 percent of the units in new housing developments of 10 units or greater must be affordable units. At least one bonus market-rate unit is permitted for each affordable unit provided, up to 15 percent above the maximum allowed density permitted on the site. The Examiner notes that 10% of the 17 base units allowed would be 1.7, or rounded up, two bonus units allowed. See *Exhibit 1, Attachment 14, Sheet P1.*



11. Cottage developments are required to provide both private open space for each unit and common open space to be shared among all units. Common open space must provide a centrally located focal area for the cottage housing development outside of stormwater ponds and critical areas and be usable for active or passive recreation. Common open space must: be a minimum of 400 square feet per cottage; abut at least fifty percent of the cottages in a given development; and have cottages abutting on at least two sides. Private open space shall: be a minimum of 300 square feet of private, contiguous, usable open space adjacent to each dwelling unit for the exclusive use of the cottage resident; and oriented toward the common open space as much as possible, with no dimension less than 10 feet. *RCDG 20.C.30.52-040(3)*.
12. The 4.36-acre subject property could be developed with a maximum of 17 lots consistent with R-4 zoning regulations in a standard preliminary plat. Application of PRD design flexibility allows five additional lots: two pursuant to the PRD bonus, two pursuant to the affordable housing bonus, and one pursuant to the low impact development (LID) bonus provisions. The base PRD density allowed on-site is 22 single-family lots. *Exhibit 1, page 5; Johnson Testimony; Exhibit 3, Slide 3; Exhibit 1, Attachment 10, Sheet P1.*
13. As proposed, the PRD would create 26 total units: 20 detached single-family units on individual lots and four cottage units on a half-acre parcel with two accessory dwelling units (ADUs). Single-family lot sizes would range from approximately 5,145 to 6,838 square feet. The average lot size after application of unit lot subdivision provisions would be 5,797 square feet, with a minimum lot width circle of 20 feet. The proposal would provide a minimum of 15 feet between structures, with a maximum 35% lot coverage by structure. Proposed setbacks include 15-foot front and side street setbacks and 10-foot rear setbacks. No modification of the R-4 maximum structure height is proposed (35 feet). The proposal calls for approximately 60% impervious surface in the finished project. *Exhibit 1, page 5; Exhibit 1, Attachment 10, Sheet P1.*
14. PRDs are required to set aside a minimum of 25% of the overall site as open space. As proposed, the project would set aside 1.01 acres, which is 26% of the total site area in open space. Tract A (16,144 square feet) would provide underground stormwater detention with a recreational area above. Tract D (8,644 square feet) would be set aside as landscaped open space. A total of 19,280 square feet of open space would be provided within the proposed lots. Active recreational play equipment is proposed for Tracts A and D, as well as picnic tables and park benches. A pedestrian path would be developed in Tract D connecting the project's internal sidewalks with those on Redmond-Woodinville Road at the project's far western edge. *Exhibit 1, Attachment 10, Site Plan, Sheets P3 and P5; Exhibit 1, pages 10-12.*
15. Within the half-acre cottage development, four cottage lots are proposed, ranging from 3,102 to 4,456 square feet in area. All four cottage lots front the common open space area, which would measure 1,645 square feet. Cottage Lots A and D are each proposed

to contain a primary and an accessory dwelling unit (ADU).<sup>3</sup> The common cottage open space would be part of a tract measuring 7,167 square feet, which in addition to the open space would contain two accessory structures. [This 7,167 square foot parcel is not identified by tract or parcel name or number on the plat map.] Each cottage lot is provided with at least 300 square feet of private open space. The proposal includes a five-foot landscaped buffer between the cottage development and surrounding parcels. *Exhibit 1, Attachment 10, Sheet P4; Exhibit 1, pages 6-7.*

16. The project is required to comply with the applicable design standards of the North Redmond Neighborhood. The proposal provides for variety and visual interest through a combination of traditional and side-loaded home designs. The use of narrower streets would create varied streetscapes, common courtyards, and a greater variety of housing options. Garages would be setback at least five feet from the front wall of each residence ensuring that garages would not dominate the view of homes from the street. The proposed cottage development increases variety within the project. The project's use of landscaping would provide a transition between new and existing development. Preservation of existing trees and dedication of open space tracts and easements would enhance the appearance of the development. The proposed open space tracts connect via new sidewalks to existing public sidewalks. *Exhibit 1, page 7; Exhibit 1, Attachment 10, Sheet P5.*
17. The North Redmond Neighborhood regulations encourage the use of low impact development (LID) techniques and offer a five percent density bonus incentive for projects that satisfy LID criteria. *RCDG 20C.70.30-060(5)(c)(ii)*. The proposal would comply with LID techniques including: use of minimum lot sizes; zero lot lines to increase side yard area; cottage design; amendment of existing soils to improve stormwater storage capacity; rooftop drains into cisterns for reuse of non-potable water in landscaping; roads designed to minimize grading; and orienting lots to share driveways. *Exhibit 1, pages 8-9; Exhibit 1, Attachment 10, Sheet P4.*
18. In order to be granted the design flexibility intended by the PRD ordinance, a project must comply with two of twelve design criteria.<sup>4</sup> In satisfaction of the PRD design criteria, the proposal includes the following features (among others):

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<sup>3</sup> ADUs are allowed in cottage housing developments only when proposed at the time of initial cottage development application. *RCDG 20.C.30.52-040(5)(c)*.

<sup>4</sup> RCDG 20C.30.105-040(6): a) High quality architectural design, placement, relationship, or orientation of structures; b) achieving allowable densities for the subject property; c) providing housing types that effectively serve the affordable housing needs of the community; d) improving circulation patterns or the screening of parking facilities; e) minimizing the use of impervious surfacing materials; f) increasing open space and recreational facilities on-site; g) landscaping, buffering, or screening in around the proposed PRD; h) providing public facilities; i) preserving, enhancing, or rehabilitating natural site features (wildlife habitat, woodlands, streams, etc); j) incorporating energy-efficient site design or building features; k) providing for an efficient use of infrastructure; and l) incorporating a historic structure or landmark in such a manner as preserves its historic integrity and encourages adaptive reuse.

- a. While 22 lots would be allowed with the PRD, affordable housing, and LID bonuses, the proposal includes 20 single-family lots and one cottage development with four cottages and two ADUs, for a total of 26 residential units. This density complies with the PRD design criteria.<sup>5</sup> *Exhibit 1, page 10; Exhibit 1, Attachment 14.*
  - b. The design incorporates the use of shared driveways and access alleys, a reduction in street width, bioswale drainage facilities, and the use of permeable surfaces for private walks and patios to reduce overall impervious surface. Although PRD provisions allow for up to 70% impervious surface, the proposal would create approximately 60% impervious surface. *Exhibit 1, page 10; Exhibit 1, Attachment 14.*
  - c. The project sets aside approximately 26% of the overall site area as open space. *Exhibit 1, page 10; Exhibit 1, Attachment 10, Sheet P1.*
  - d. The project would provide a five-foot landscaped buffer along the site's east, west, and south boundaries, as well as along a portion of the north boundary. Of existing significant trees, one would be retained in Tract A, one in Tract D, and one each would be retained in Lots 3 and 12. A landmark tree would be retained in Lot 2. Ten replacement trees would be planted for the significant trees removed. *Exhibit 1, page 11; Exhibit 1, Attachment 10, Sheets P5, L1 and L2.*
19. North Redmond Neighborhood standards require at least ten percent of all units in new residential developments to satisfy the City's affordable housing requirements.<sup>6</sup> At least two dwelling units that meet the City's affordable housing definition are required. *Exhibit 1, page 13.*
  20. The Applicant elected not to submit architectural elevations prior to preliminary plat and PRD application review. Instead, the proposal would be required to meet the North Redmond Neighborhood and PRD design criteria at the time of building permit submittal on a lot by lot basis, at which time each structure would be reviewed for: variation in building elements, features and treatments such as varying roof shapes, styles, or gables; windows with visible trim, shutters, mullions; decorative roof brackets or bric-a-brac,

<sup>5</sup> At the public hearing, Planning Staff indicated that the request for one of the affordable housing bonus units was withdrawn by the Applicant; only four of the five allowed bonus lots are proposed. *Johnson Testimony.*

<sup>6</sup> RCDG 20A.20.010 defines affordable housing as: (1) housing renting for a monthly rent, including an appropriate utility allowance, of not more than 30 percent of the total monthly household income of low-income households (defined to be a household earning 80 percent or less of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area); or (2) housing that may be purchased with monthly payments including: principal, interest, taxes, insurance, homeowners association fees, and assessments, that do not add up to more than 30 percent of the total monthly household income of low-income households (defined to be a household earning 80 percent or less of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area).

dormers; entry enhancement; and building colors and materials. Structures would also be reviewed for compliance with the energy code at building permit review. *Johnson Testimony; Exhibit 1, pages 9, 11; Exhibit 1, Attachment 14.*

21. The subject property has limited frontage. It has a 30-foot frontage on Redmond-Woodinville Road, also known as State Road Number 2, classified as a major arterial. Thirty feet of frontage is insufficient to provide access. The property also has 208 feet of frontage on NE 116th Street. However, the site's NE 116th Street frontage is located only 220 feet east of the intersection with Redmond-Woodinville Road. The reduced intersection spacing and grade changes on NE 116th would not provide sufficient sight distance for safe ingress and egress from the property's NE 116th Street frontage. *Baumann Testimony; Exhibit 1, Attachment 14, August 4, 2009 letter from Heartland Northwest.*
22. Access to the project would be via connection to approved Road A, an off-site local street in the Cryder PRD adjacent to the east. The Cryder PRD is approved but not yet built. When built, Road A will connect to NE 116th Street. Within the Chablis PRD, a new 28-foot-wide public street would provide access to lots and access tracts that would serve individual lots. In the event that unforeseen difficulties prevent construction of the Cryder access road in time for the instant project to connect, the Chablis PRD would have to be redesigned to provide an alternate access. Staff recommended that this circumstance would be sufficiently addressed via a condition of approval. *Exhibit 1, pages 11, 18; Johnson Testimony; Seemann Testimony; Exhibit 4; Exhibit 1 Attachment 10, Sheet P8; Baumann Testimony.*
23. The Technical Committee granted three deviations from development standards relating to the proposed road system: a reduction in required right-of-way width to 29 feet with 15-foot utility easements; the road curvature was reduced to 56 feet, matching the curvature approved in the adjacent Cryder PRD; and an increase in the maximum cul-de-sac length. Approval of the deviations was based on the authority granted to the Public Works Director pursuant to RCDG Appendix 20D-3. *Exhibit 1, pages 14-15; Johnson Testimony.*
24. Half-street frontage improvements along NE 116th Street would be required, consistent with RCDG Appendix 20D-3. The frontage improvements would include asphalt paving 22 feet from the centerline to face of curb with appropriate tapers, concrete curb and gutter, five-foot-wide planter strip, six-foot-wide concrete sidewalk, street lights, street trees, street signs, and undergrounded utilities including power and telecommunications. *Exhibit 1, pages 10, 19; Exhibit 1 Attachment 10, Sheet P8.*
25. The plat would connect to City of Redmond municipal water service through a new main extending south from NE 116th Street through Lot 14, and then through the proposed access Tract B. City of Redmond sanitary sewer service would extend south from NE 116th Street along the same route. The municipal utilities have sufficient capacity to serve the proposed lots. The Technical Committee found the Applicant's proposed utility

connections to satisfy requirements in RCDG 20D.220.20. *Exhibit 1, pages 11, 22-23; Johnson Testimony.*

26. All new utilities must be installed underground, and any existing utility service would be required to be undergrounded. *Exhibit 1, page 20.*
27. In the site's present condition, stormwater runoff sheetflows west to a ditch located on adjacent property (a church), and from the ditch it drains north to the public drain system in NE 116th Street. As proposed, runoff from the project's new impervious surfaces would be conveyed to Tract A where it would be collected and treated in a detention vault facility. The vault would discharge north into the existing storm drain system in NE 116th Street. Stormwater facilities would be designed per the Washington State Department of Ecology's Stormwater Management Manual for Western Washington, February 2005 Edition and Issue 5 of the City of Redmond Technical Notebook. *Exhibit 1, page 16; Exhibit 1, Attachment 10, Sheet P8; Exhibit 1, page 14; Exhibit 1, Attachment 16, Preliminary Storm Drainage Report.*
28. Pursuant to Redmond's tree protection ordinance at RCDG 20D.80.20, all healthy landmark trees and 35% of all healthy significant trees must be retained. Landmark trees are defined as trees that are greater than 30 inches in diameter at breast height. Significant trees are defined as trees that are between six inches and 30 inches in diameter at breast height. The Applicant submitted a professional arborist's report that assessed the health of all trees on-site. The report noted 16 significant trees, of which three were determined to be unhealthy. Of the 13 healthy significant trees, two satisfy the City's definition of a landmark tree. The Applicant proposes to retain one landmark tree and four significant trees, or 38% of the site's existing healthy trees. *Exhibit 1, page 12; Exhibit 1, Attachments 10 (Sheet P5) and 11.*
29. The Applicant submitted a landmark tree removal request. The request says removal of the landmark tree is necessary due to the fact that its location conflicts with construction of the proposed access road and its preservation would require removal of a greater quantity of other on-site vegetation to reroute the proposed improvements. City Staff concluded that removal of the other on-site vegetation would have more negative impact on the existing neighborhood character. The Deputy Director of Planning and Community Development administratively approved the landmark tree removal exception request. *Exhibit 1, pages 13-14; Exhibit 1, Attachments 12 and 13.*
30. Each significant tree removed would be replaced by the planting of one new tree, consistent with the City's tree preservation requirements at RCDG 20D.80.20-070. The landmark tree would be replaced with three new trees. A total of ten replacement trees are proposed. *Exhibit 1, Attachment 11.*
31. Each single-family lot would provide four off-street parking spaces: two in the garage and two in the driveway. For each cottage, 2.25 off-street parking spaces would be provided: four in a shared carport and five in a surface parking area. There are no

parking requirements for the proposed ADUs. Eight on-street parking spaces would be available along the new internal public road. *Exhibit 1, Attachment 10, Sheet P1.*

32. The Applicant submitted conceptual landscape plans depicting the proposed locations of retained and replacement vegetation throughout the developed site. *Exhibit 1, Attachment 10, Sheets L1 and L2.* The proposal would use landscaping to enhance building and site appearance and to maintain the environmental quality of the neighborhood. Five healthy significant trees would be retained. The clustering of dwellings closer together, via the PRD process, allows for larger open and landscaped spaces. Perimeter landscaping would be incorporated to provide a transitional buffer between existing residential development and the proposal. Planning Staff recommended a condition of approval requiring a final landscaping plan to be submitted for review during civil engineering. *Exhibit 1, page 30; Exhibit 1, Attachment 10, Sheets L1 and L2.*
33. All structures would be provided with sprinkler systems for fire protection. *Exhibit 1, page 26.*
34. The Chablis PRD/Plat site is located within the North Redmond Neighborhood, as identified in the Redmond Comprehensive Plan, Map N-1, and is designated "Single Family Urban". The Planning Staff identified the following general Comprehensive Plan policies as applicable to the proposal:

Framework Policies

FW-9 Ensure that the land use pattern accommodates carefully planned levels of development, fits with existing uses, safeguards the environment, reduces sprawl, promotes efficient use of land and provision of services and facilities, encourages an appropriate mix of housing and jobs, and helps maintain Redmond's sense of community and character.

Natural Environment Policies

NE-20: Encourage use of creative and appropriate site design and housing types to balance environmental protection and achievable density. Encourage Planned Residential Developments (PRDs), Planned Commercial Developments (PCDs), clustering, and density transfers for both commercial and residential development to help retain significant natural features and critical areas as open space.

Land Use Policies

LU-3 Allow new development only where adequate public facilities and services can be provided.

LU-5 Encourage infill development on suitable vacant parcels that may have been passed over and redevelopment of underutilized parcels. Ensure that the height, bulk, and design of infill and redevelopment projects are compatible with their surroundings.

The Chablis PRD site is located within the North Redmond Neighborhood as defined in the Neighborhoods Element of the City of Redmond Comprehensive Plan. The following neighborhood policies apply to the project:

#### General Land Use Policies

- N-NR-4 Conserve and strive to enhance existing significant natural features, including steep slopes, wetlands, streams, creeks, trees, and fish and wildlife habitat conservation areas.
- N-NR-5 Encourage innovative development techniques that provide for a variety of lot sizes, housing types, styles, and sizes, and a variety of affordability levels within the neighborhood.

#### Neighborhood Character and Design Policies

- N-NR-8 Promote the preservation of the area's important natural features through clustering and allowing innovative forms of housing that utilize less land area, particularly in the vicinity of critical areas as designated by the Critical Areas Ordinance.
- N-NR-11 Require that new development be designed in a manner that demonstrates respect of the natural features of the neighborhood, such as terraces, ravines, woodlands, streams and wetlands.

#### Environmental Protection Policies

- N-NR-18 Require the use of compost-amended soils, consistent with the guidelines of the Washington State Department of Ecology, in the required landscaping for all developments.
- N-NR-23 Encourage the use of native and habitat plants in required landscaping.

#### Parks, Recreation and Open Space Policies

- N-NR-35 Encourage the maintenance of pedestrian and bicycle connections on private streets and on public trails where vehicular access may otherwise be denied.
- N-NR-37 Require, within utility corridors and associated easements to off-site connections, the granting and/or improvement of pedestrian and other non-motorized public access easements for all new development, when determined appropriate by the City's Technical Committee.

#### Housing Policies

- N-NR-38 Allow cottages in the North Redmond Neighborhood and allow density on a proposed cottage housing site to exceed the permitted density for a standard detached single-family development on the site, pursuant to RCDG 20C.30.52 (Cottage Housing Developments).
- N-NR-39 Allow the construction of multiplex housing units in Single-Family Urban zones particularly in order to preserve stands of mature trees, create new open space areas, establish neighborhood connectivity and linkages, and protect the area's other natural resources. Ensure that multiplex units are interspersed with a variety of other housing types, avoiding the location of units adjacent to each other.

- N-NR-40 Require the design of multiplex and other innovative housing styles to portray the appearance of single-family houses. Allow up to one entrance per side and do not architecturally differentiate attached dwellings.
- N-NR-41 Encourage the design and building of size-limited and affordable dwellings, including accessory dwelling units and air space condominium design.
- N-NR-43 Require a minimum of 10 percent of units in all new housing developments of 10 units or more in the North Redmond Neighborhood to be affordable, as defined in the Redmond Community Development Guide. Minimize development costs associated with this requirement by providing bonuses and incentives.
- N-NR-44 Promote the design of new single-family dwellings that maintain visual interest and provide a mix of home sizes and styles within new developments.
- N-NR-45 Ensure that new single-family dwellings are designed to have living space as the dominant feature of the street elevation to encourage active, engaging, and visually appealing streetscapes with landscaping and design features that bring the living space toward the front street. Minimize the garage feature at the street elevation, unless the home is located on an arterial and design options to minimize the appearance of the garage are limited

Utilities Policies

- N-NR-60 Require the undergrounding of all new utilities in North Redmond and as older utility lines are updated, with the exception of the Puget Sound Energy high voltage transmission lines. Coordinate the undergrounding of existing overhead utilities as street construction or maintenance occurs in these service areas.

*City of Redmond Comprehensive Plan, cited in Exhibit 1, Attachment 17.*

- 35. The Redmond Community Development Guide requires that safe pedestrian linkages be provided between new developments and existing public facilities. The project is proposed within a one-mile walking radius of schools and other public facilities. Currently, NE 116<sup>th</sup> Street does not provide safe walking conditions for students or other pedestrians. An interim walkway with concrete curb, gutter, and a five-foot sidewalk if adjacent to the street is required to be constructed prior to occupancy of any new house. The Applicant would be required to provide a preliminary plan for a safe walking route prior to civil drawing approval. The instant project could potentially connect to the safe walking route required to be provided but not yet built in the Cryder PRD. *Exhibit 1, page 21; Seemann Testimony; Exhibit 4.*
- 36. Pursuant to the State Environmental Policy Act (SEPA), the City of Redmond was designated lead agency for review of environmental impacts caused by the proposal. After reviewing the Applicant's environmental checklist and application materials, the City's Responsible Official determined that the requirements of environmental analysis and protection would be adequately addressed through application of City regulations, the Comprehensive Plan, and applicable state and federal laws. The Responsible Official determined that the project would not result in probable, significant, adverse



environmental impacts and issued a Determination of Non-Significance (DNS) on May 11, 2009. No appeals were filed and the DNS became final. *Exhibit 1, page 4; Exhibit 1, Attachment 8; Johnson Testimony.*

37. The Applicant would mitigate project impacts through payment of fire, parks, transportation, and schools impact fees, which would be assessed for each lot at the time of building permit issuance. The Lake Washington School District was notified of the application and environmental review of the project and submitted no comments. *Johnson Testimony.*
38. The accepted plan set is dated June 28, 2010. Planning Staff accepted and reviewed: an arborist report; tree retention and replacement plans; a conceptual landscape plan; and a preliminary stormdrainage report. Professional consultants retained by the Applicant prepared each report. No hazardous conditions or limitations to development were identified during project review. *Exhibit 1, pages 16-17.*
39. 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 recommended project approval subject to conditions. *Exhibit 1, pages 1, 17 - 34; Johnson Testimony.*
40. Planning Staff requested to amend the conditions proposed in the Technical Committee report to the Examiner at the public hearing, by adding an additional Planning Department condition regarding affordable housing. *Exhibit 2.*
41. At hearing, the Applicant waived objections to the recommended conditions of approval. The Applicant testified that he has worked with the developer of the Cryder PRD to further the City's safety goals regarding reducing the number of access points onto NE 116th Street. The Applicant indicated that he is aware that if the Cryder PRD fails to develop as approved, the Chablis PRD would have to be redesigned. The Applicant testified that safe walking can be provided via the Cryder PRD's safe walking route or by connection to NE 116th Street through Tract A. *Baumann Testimony.*
42. Notice of application was posted, published, and mailed to property owners within 500 feet on April 17, 2009. The City received one comment on the notice expressing concerns about the scale of the homes and increased traffic. The Applicant held a public meeting on the proposal on September 27, 2010 to answer questions and hear concerns. One person attended and asked a general question about the project but expressed no concerns. The City issued notice of the SEPA threshold determination on May 11, 2009, receiving no comments during the DNS comment period. Notice of the open record hearing on the applications was posted on-site and at City Hall, published, and mailed to surrounding property owners within 500 feet of the site on March 16, 2011, more than 14 days in advance of the hearing. The City received no comment in response to the notice of public hearing. *Exhibit 1, pages 3- 4; Exhibit 1, Attachments 5, 6, 7, 8, and 9; Johnson Testimony.*

## CONCLUSIONS

### Jurisdiction

The Hearing Examiner is authorized to conduct open record hearings and issue decisions on Type III permits, including preliminary plat permit applications, pursuant to RCDG 20F.30.15-04 and -060 and 20F.30.40-015. The Hearing Examiner is authorized to conduct open record hearings and issue recommendations to City Council on applications for planned residential developments, pursuant to RCDG 20F.30.45-010.

### Preliminary Plat Criteria for Review

Pursuant to RCDG 20D.180.10-020, the Examiner shall approve an application for preliminary plat if findings can be entered showing the following criteria are satisfied:

20D.180.10-020 Review and Approval Criteria (for preliminary plats).

- (1) Each proposed subdivision or short subdivision shall be reviewed to insure that:
  - (a) The proposal conforms to the goals, policies and plans set forth in RCDG Title 20B;
  - (b) The proposal conforms to the site requirements set forth in RCDG 20C.30.25-140, Site Requirements;
  - (c) The proposal conforms to the requirements of this section and those set forth in RCDG Title 20F and submittal requirements on file in the Planning Department;
  - (d) 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;
  - (e) The proposed subdivision or short subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the subdivision or short subdivision;
  - (f) 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;
  - (g) 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.
  
- (2) 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.

### **PRD Criteria for Review**

Pursuant to RCDG 20C.30.105-040, the Examiner shall recommend approval of an application for planned residential development if findings can be entered showing that the proposal satisfies the following requirements:

- (1) [Two or more of the following results are achieved]:
  - (a) High-quality architectural design, placement, relationship or orientation of structures;
  - (b) Achieving allowable densities for the subject property;
  - (c) Providing housing types that effectively serve the affordable housing needs of the community;
  - (d) Improving circulation patterns or the screening of parking facilities;
  - (e) Minimizing the use of impervious surfacing materials.
  - (f) Increasing open space or recreational facilities on site;
  - (g) Landscaping, buffering, or screening in or around the proposed PRD;
  - (h) Providing public facilities;
  - (i) Preserving, enhancing or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;
  - (j) Incorporating energy-efficient site design or building features;
  - (k) Providing for an efficient use of infrastructure; and/or
  - (l) Incorporating a historic structure(s) or a historic landmark in such a manner as preserves its historic integrity and encourages adaptive reuse.
- (2) The PRD shall be served by adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, stormwater control, sanitary sewer, and parks and recreation facilities.
- (3) The perimeter of the PRD shall be appropriate in design, character and appearance with the existing or intended character of development adjacent to the subject property and with the physical characteristics of the subject property.
- (4) Open space and recreation facilities shall be provided and effectively integrated into the overall development of a PRD and surrounding uses.
- (5) Existing and proposed streets and sidewalks within a PRD shall be suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the subject property.

### **Conclusions Based on Findings**

1. With conditions, the project would comply with applicable Comprehensive Plan and North Redmond Neighborhood policies. The proposed infill urban single-family development would be consistent in character with existing (Kensington) and approved (Cryder PRD) single-family residential development of varying densities in the area. The proposal would achieve nearly the maximum density for the site utilizing the PRD, LID, and affordable housing bonuses. As proposed, the project would increase variety of home sizes and styles in the vicinity by including a cottage development. The project

would be required to construct frontage improvements that would provide a consistent appearance with surrounding development. The City's municipal utilities have capacity to serve this PRD. The project would retain 38 percent of healthy significant trees on-site. Sidewalks throughout the site would create pedestrian connectivity. The developer would pay for the costs of public utility extension to serve the proposed units, as well as paying code-established impact fees. *Findings 4, 5, 12, 13, 14, 15, 24, 25, 28, 34, 35, and 37.*

2. As proposed and conditioned, the proposal would comply with applicable site requirements as modified by the City's PRD and cottage development provisions. A condition of approval would ensure that the plat is only approved if the City Council approves the PRD. *Findings 5, 6, 7, 8, 9, 10, 11, 12, 13, and 15.*
3. The project complies with the administrative procedural requirements for preliminary plat applications. The Applicant satisfied all submittal requirements as of March 30, 2009. *Finding 2.*
4. With the previously administratively approved deviations from road standards and as conditioned, the proposed street system would comply with the City of Redmond Arterial Street Plan. 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. A condition would ensure that the construction of the project as approved does not commence until Road A of the Cryder PRD is built. Frontage improvements would be provided consistent with City requirements on NE 116th Street. *Findings 21, 22, 23, and 24.*
5. Municipal water and sewer and other utilities would adequately serve the project. A condition of approval would ensure that the on-site well is properly abandoned. Additional conditions would ensure that design details and construction of the 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. *Findings 3, 25, and 27.*
6. Through the PRD and cottage development processes, the project minimizes clearing and grading. The clustering/placement of dwelling units allows for larger open space retention and reduction of impervious surfaces. The project would retain five significant trees, including one landmark tree, and would set aside 1.01 acres in open space. The project was reviewed for compliance with the requirements of SEPA and a DNS was issued. No hazards or limitations to development resulting from soils or critical areas have been identified on-site. *Findings 12, 14, 15, 16, 18, 28, 29, 36, and 38.*
7. As conditioned, the proposal comports with the requirements of the PRD provisions to which the application is vested. Each lot would be reviewed for compliance with PRD and North Redmond Neighborhood specific design criteria and energy code requirements at time of building permit submittal. Utilizing bonus incentives, the project nearly maximizes allowable density. Conditions would ensure that a minimum of two

affordable housing units are provided consistent with Code requirements. The project minimizes impervious surfaces through clustering buildings, shared driveways, reduced right-of-way widths, the use of pervious surfacing for private walks and patios, and the use of bioswale drainage facilities. The proposal would exceed the minimum PRD open space requirement, providing private open space on each lot as well as active recreational features in Tracts A and D. A five-foot landscaped perimeter buffer would serve as a transition to off-site development. The project would be compatible with the character of the Kensington development to the north. There are no natural feature or critical areas on-site; the project would retain 38% of healthy significant trees. *Findings 4, 6, 9, 12, 13, 14, 16, 17, 18, 19, 20, 27, and 28.*

8. Adequate public services and facilities exist to serve the PRD. Access to public streets would occur through connection with the Cryder PRD via NE 116th Street. The new internal public street would have sidewalks on both sides. A condition of approval would ensure that the project provides a safe walking route to nearby schools, whether via NE 116th Street or via the alternative safe walking route in the Cryder PRD. The project would extend public sewer and water lines and would construct a new public stormwater facility; the municipal utilities have capacity to serve the proposed lots. As conditioned, adequate fire service is available and a condition would require all structures to be sprinklered. Transportation, parks, school, and fire impacts would be mitigated by the payment of impact fees at time of building permit issuance. *Findings 21, 22, 23, 24, 25, 33, 35, and 37.*

### RECOMMENDATION AND DECISION

Based on the preceding findings and conclusions, the request for PRD approval **SHOULD BE GRANTED** for a development comprised of 20 single-family lots and one four-unit cottage development on 4.36 acres at 15631 NE 116th Street in Redmond, Washington, subject to the conditions below.

The request for preliminary plat approval is **GRANTED**, creating 20 single-family lots and one four-unit cottage development as described herein **subject to PRD approval by the Redmond City Council** and to the following conditions:

#### **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, [pages P1-P10]	06/28/10	and as conditioned herein.
SEPA Checklist	03/30/09	and as conditioned herein and as conditioned by the SEPA threshold determination on 05/11/2009.

Conceptual Landscaping Plan	06/28/10	and as conditioned herein.
Proposed Tree Retention Plan	06/28/10	and as conditioned herein.
Preliminary Stormwater Report	06/28/10	and as conditioned herein.

1. **Public Works Transportation and Engineering**

Reviewer: Kurt Seemann, P.E, Senior Engineer

Phone: 425-556-2881

Email: [kseemann@redmond.gov](mailto:kseemann@redmond.gov)

**Important note:**

The approval and construction of the Chablis PRD is directly tied to the construction of the Cryder Plat (L070523) adjacent to this project along the subject property's eastern property line. The Chablis PRD was reviewed based on the Applicant's proposal to take access to NE 116<sup>th</sup> Street through the Cryder plat. **Construction of the access street identified as Road A in the record at Exhibit 4 is a condition precedent to commencement of construction of the Chablis PRD.**

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

i. **Easements are required as follows as shown on the approved plans dated June 28, 2010 for the Chablis PRD prepared by CORE Design:**

- (a) A 10-foot wide public sidewalk easement granted to the City of Redmond along the south side of NE 116<sup>th</sup> Street and both sides of Road A rights-of-way.
- (b) A 10-foot wide public utility easement granted to the City of Redmond along the south side of NE 116<sup>th</sup> Street.
- (c) A 15-foot wide public utility easement granted to the City of Redmond along both sides of Road A right-of-way.
- (d) A private ingress and egress easement, minimum 20-foot wide, shown on the preliminary plans as Tract B, to ensure Lots 11-14 have access to Road A.
- (e) A utility easement 15-foot wide, adjacent to Tract B.
- (f) A private ingress and egress easement 30-foot wide, shown on the preliminary plans as Tract E, to ensure Lot 5 has access to Road A.
- (g) A 10-foot wide public pedestrian access easement across Lots 10, 11 and 12 as shown on the preliminary plans.
- (h) A public pedestrian access easement, minimum of 10-foot wide, across

Tract E, Lot 5, and Tract D as shown on the preliminary plans.

- (i) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

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

(a) 29-foot wide dedication for the new public street (Road A) within the plat.

(b) A strip of land 12-foot wide adjacent to the existing right-of-way for NE 116<sup>th</sup> Street.

Code Authority: RCDG 20D.180.10-070, 20D.180.10-150, 20D.180.10-180, 20D.210.20-050; RMC 12.12

Condition Applies: Civil Construction, Final Plat Document

- b. **Construction Restoration.** In order to mitigate damage due to trenching and other work on NE 116<sup>th</sup> Street, along the entire street frontage, the asphalt street shall be planed, overlaid, and/or patched, as determined by the Public Works Department.

Code Authority: RMC 12.08, Redmond Standard Specifications and Details

Condition Applies: Civil Construction

c. **Street Frontage Improvements**

The frontage along NE 116<sup>th</sup> Street must meet current City Standards which include asphalt paving 22 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5-foot wide planter strip, 6-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:

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

Code Authority: RCDG 20D.180.10-140, 20D.210.20, 20D.220.20-070; RMC 12.12; RCDG Appendix 20D-3; RCW 35.70.020

Condition Applies: Civil Construction

- v. **Sidewalks:** Construct sidewalks/pathways to City standards as generally shown on the preliminary plat plans. Provide a continuous pedestrian connection from NE 116<sup>th</sup> Street, through Tract A, to the new plat street, and from Redmond-Woodinville Road through Tract D and Tract E to the new plat street.

Code Authority: RCDG 20C.40.105, 20D.180.10-180, 20D.220.20-070,  
20D.210.30; RMC 12.12; RCW 35.70.020

Condition Applies: Civil Construction

**d. Access Improvements**

- i. The type and location of the proposed site access is approved as shown on the June 28, 2010 site plans for Chablis PRD prepared by Core Design.

Code Authority: RCDG 20D.210.20-080; Appendix 20D-3

Condition Applies: Civil Construction, Final Plat Document

- ii. Direct vehicle access will not be permitted from any lot to NE 116<sup>th</sup> Street. This restriction shall be indicated on the face of the civil plans and final plat documents.

Code Authority: RCDG 20D.210.20-080

Condition Applies: Civil Construction

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

Code Authority: RCDG 20D.180.10-120, 20D.220.10

Condition Applies: Civil Construction

- f. Street Lighting.** Street lights may be required on NE 116<sup>th</sup> Street and will be required on Road A to illuminate the property frontage. Luminaire spacing should be evaluated and/or 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 for further information 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=2245>

1

Code Authority: RCDG 20D.180.10-160, 20D.210.20-090, Appendix 20D-3

Condition Applies: Civil Construction

- g. Public Street Improvements within Project.** The public street within the plat must meet current City Standards which include asphalt paving 28-feet with type A-1 concrete curb and gutter on both sides; 5-foot wide planter strips and 5'-wide concrete sidewalks both sides, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:



- 7”HMA Class ½” PG 64-22
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crowned at 2% sloped to drain system.

Code Authority: RCDG 20D.180.10-140, 20D.180.10-150. Appendix 20D-3.

- h. Private Street Improvements within Project.** The driveway in Tract B serving Lots 11 through 14 shall include asphalt paving 20-feet wide and thickened asphalt edge or type A-1 concrete curb and gutter adjacent to sidewalk. The minimum pavement section for the streets shall consist of:
- 3”HMA Class ½” PG 64-22
  - 4” crushed surfacing base course.
  - Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
  - Pavement 2% sloped to drain system.

Code Authority: RCDG 20D.180.10-140, 20D.180.10-150. Appendix 20D-3.

- i. Safe Walking Route(s).** The Redmond Community Development Guide requires that safe pedestrian linkages be provided between new developments and existing neighborhoods and public facilities. The proposed plat is within a one-mile walking radius of schools and other public facilities. Current conditions on NE 116<sup>th</sup> Street do not provide safe walking conditions for students or other pedestrians. An interim walkway shall be constructed of concrete curb, gutter and a five-foot sidewalk if adjacent to the street. The curb face shall be located at least 12 feet from the centerline. The interim walkway shall be 4 feet wide, constructed of asphalt or concrete, and located a minimum of 10 feet from the street edge of traveled way where no curb and gutter exists. A safety railing or fencing will be required when (1) the interim walkway is located at the top of a slope or wall that is 2:1 or steeper and (2) the walkway elevation is 30-inches or higher than the toe of the slope or wall. The applicant shall provide a preliminary plan for the proposed interim walkway prior to civil drawing approval. The interim walkway must be constructed prior to occupancy of any new house. If the safe walking route is in place as described in the Cryder (L070523) conditions of approval, a walk route may not be required for this project.

Code Authority: RCW 58.17; RCDG 20D.210.20, 20D.220.20-070, 20D.180.10-180

Condition Applies: Civil Construction

- j Site Civil Drawing Review.** After city Council approval of the Planned Unit Development (PRD), site civil drawings are required to be submitted for review and approval. The submittal requirements for site civil drawings are contained within Appendices 20C-1, 20D-1, 20D-2, 20D-3, 20D-4 and 20D-5, as well as in

the Preliminary Plat and PRD approval documents.

**2. Public Works – Water and Sewer**

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

**Phone: 425-556-2844**

**Email: jstreit@redmond.gov**

- a. **Water Service.** Water service will require a developer extension of the City of Redmond water system as follows: Install 8-inch ductile iron water mains as shown on the drawings prepared by CORE Engineers date stamped June 28, 2010. New water service lines from the new 8-inch ductile iron water mains will also be installed with new water meters to each new lot. Water meters will be sized to meet both potable and residential sprinkler requirements.

Code Authority: RCDG 20D.180.10-080, 20D.180.10-130,  
20D.220.020

Condition Applies: Civil Construction

- b. **Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system as follows: Install an 8-inch diameter PVC sanitary sewer collection system as shown on the drawings prepared by CORE Engineers date stamped June 28, 2010. Side sewers from each new lot will also be installed from the new lot to the 8-inch diameter sanitary main.

Code Authority: RCDG 20D.180.10-090, 20D.180.10-130,  
20D.220.020

Condition Applies: Civil Construction

- 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 plat and granted through the final plat document.

Code Authority: RCDG 20D.180,10-070, Appendix 20D-4

Condition Applies: Civil Construction, Final Plat Document

- d. **Backflow Preventors:** Backflow preventors shall be used in the water supply system in accordance with City, State, and Federal requirements. WAC 246-290-490 specifically addresses Cross-connection control devices and their specific use for the premise isolation; reference Table 8 for

appropriate backflow isolation devices and Table 9 to determine if your proposed use is a high health cross-connection hazard.

Code Authority: RMC 13.10  
Condition Applies: Civil Construction

**c. 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 fees shall be paid prior to sale of water and side sewer permits.

Code Authority: RMC 13.08.010, 13.12  
Condition Applies: Prior to Permit Purchase

**f. Reimbursement Fees:** Reimbursement fees for connection of water and/or sewer are required in the amount of \$106,828.49. These fees are due prior to final plat recording or the sale of water and side sewer permits for this project, whichever occurs first.

Code Authority: RMC 13.12.120  
Condition Applies: Prior to Permit Purchase or plat recording.

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

**Reviewer: Jeff Dendy, Senior Engineer**

**Phone: 425-556-2890**

**Email: jdendy@redmond.gov**

#### **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 vault.

ii. Provide for overflow routes through the site for the 50-year storm.

Code Authority: RCDG 20D.180.10-100; RMC 15.24.080  
Condition Applies: Civil Construction

#### **b. Water Quality Control**

Basic water quality treatment shall be provided in a publicly maintained wet-vault. Treatment is required for the 6-month, 24 hour return period storm.

Code Authority: RCDG 20D.180.10-100; RMC 15.24.080(2)(d)

Condition Applies: Civil Construction

- c. **Public Stormwater Easements.** Public 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 as part of the final plat. 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. Prior to civil drawing approval and final plat recording, fully executed offsite easements shall be provided to the Public Works Development Services Division.

Code Authority: RCDG 20D.180.10-170; RMC 15.24.080(2)(i)

Condition Applies: Civil Construction, Final Plat 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 plat recording, fully executed and recorded easements shall be provided to the Public Works Development Services Division.

Code Authority: RCDG 20D.220.20-040, 20D.220.20-050,  
20D.220.20-060, Appendix 20D-4 Section VI

Condition Applies: Civil Construction, Final Plat Document

- e. **Clearing and Grading.** The Applicant shall abandon the existing water well located on Parcel A. Abandonment shall be done by a Well Driller registered with the Washington State Department of Ecology. Landscape areas will receive amended soils to facilitate infiltration.

Code Authority: RCDG 20D.180.10-190; RMC 15.24.080

Condition Applies: Civil Construction

- f. **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

Condition Applies: Civil Construction

- g. **Floodplain Management.** Not Applicable

Code Authority: RCDG 20D.140.10 and 20D.140.40

- h. **Landscaping.** Plant no trees over the proposed storm vault.

- i. **Wellhead Protection.** Project lies within wellhead protection zone: 4. No site specific requirements.

Code Authority: RMC 13.07.100

Condition Applies: Civil Construction

- j. **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

Condition Applies: Prior to Commencement of Construction

- k. **Regional Capital Facilities Charge.** Not applicable

- l. **Critical Landslide Hazard Areas.** Not applicable

#### 4. Fire Department

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

**Phone:** 425-556-2245

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

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

- a. **Plat Condition**
1. Emergency Vehicle Access Easements” and roadways are the approved combination of public streets, private streets, private access tracts, site access roads, lanes, alleys, and designated structures which provide access to Fire Department personnel, vehicles, and equipment for the purpose of providing emergency firefighting, physical and health hazard response, certain systems responses, and emergency medical response to commercial and residential facilities under all circumstances. An emergency vehicle

access roadway may be designated as a fire lane for marking purposes.

- Minimum unobstructed surface width shall be 20 feet.
- Minimum unobstructed height shall be 13'6".
- Minimum interior turning radii shall be 25 feet, and exterior radii shall be 45 feet.

2. The minimum load bearing surface of an access roadway shall meet the compaction and load bearing requirements of the Engineering Department for a 77,000 pound vehicle and adequate point loading characteristics for both wheel systems and outrigger systems (45,000 lbs over 24"x24" pad).

3. The surface shall be an approved all weather driving surface, typically asphalt or concrete. Alternate surfaces must have the approval of the Engineering Department and the Fire Department.

4. Roadways shall be within 150 feet of all portions of the exterior walls of a structure or a facility and shall be within 50 feet of 25 % of the exterior

5. Fire lanes must be marked per Redmond Fire Department standards. Fire lanes identified through site plan review shall be included on civil drawings. Additional fire lanes or marking may be required anytime during the life of the development upon evaluation by and direction of the Fire Marshal.

6. All portions of an emergency vehicle access roadway not in a public Right Of Way, including turnarounds and Emergency Vehicle Operations Areas, shall be maintained in an approved and recorded Emergency Vehicle Access Easement.

7. Approved Address numbers and street names are essential for rapid emergency response. Approved names, numbers, and signage shall be provided for all structures and facilities. Public and/or private streets, avenues and portions thereof shall have appropriate number designations. Name designations shall not be used. Numbers shall be assigned by the Fire Marshal.

8. Water System improvements shall be consistent with the City of Redmond Water plan. Residential areas shall be master planned to provide a minimum of 1500 gpm. Hydrants must be capable of providing sufficient fire flow to meet the required flow of the project as calculated by the Fire Marshal.

b. Fire Protection Permit- All structures shall be sprinklered according to RFDS #5.

1. All one and two family residential homes shall be provided with residential fire sprinkler systems complying with NFPA 13D.

2. One or two family residential underground supply shall be a minimum 2" high molecular poly pipe or approved alternate.

Code Authority: RMC 15.06; RCDG Appendix 20D-3; RFD Standards, RFDD&CG

Condition Applies: Civil Construction, Final Plat Document

- c. **Fire Code Permit.** All of the water meters now can be a single combination meter for domestic supply and fire sprinklers.  
Code Authority: RMC 15.06; RCDG Appendix 20D-3; RFD Standards, RFDD&CG  
Condition Applies: Civil Construction, Final Plat Document
- d. **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.

These easements include "Road A" on one side, the entire length of "Tract B", includes the road serving Lot A and the ADUs, the road serving Lots B, C, D, 16, and 17. All of these roads shall be a minimum of 20' wide with proper Fire Lane markings according to RFDS #2.

Code Authority: RCDG Appendix 20D-3, Section III  
Conditional Applies: Civil Construction, Final Plat 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 RCDG Section 20D.80.10-140. The minimum size at installation is 2 ½ inch caliper.

Street	Species	Spacing
NE 116 <sup>th</sup> Street	Autumn Purple Ash	30' on center

Code Authority: RCDG 20D.80.10-140  
Condition Applies: Civil Construction

- 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 drawings. A plan showing the location of preserved trees and containing protection language approved by the City shall be recorded with the final plat.

Code Authority: RCDG 20D.80.20-070(4)(b)  
Condition Applies: Civil Construction, Final Plat Document

- c. **Tree Exception Request.** The tree exception request for removal of one (1) landmark tree from the site shall be implemented in

conformance with the tree preservation plan.

Code Authority: RCDG 20D.80.20-090

Condition Applies: Civil Construction, Final Plat Document

**Architectural Elevation Approval.** All single-family building permits associated with the Chablis PRD and Plat shall be reviewed by the Department of Planning and Community Development for conformance with the North Redmond Design Requirements.

Code Authority: RCDG 20C.30.105-040

Condition Applies: Building Permit

Front entries shall be well-emphasized and provided with way-finding elements to the front door, such as arches, columns, porches, stoops, etc. Entrances to the homes shall include at least 80 square feet of outdoor living space such as porches, landscaped patios, stone or brick walkways with arbor, trellises or other features that create a progression of spaces from the public way to the individual private residences. Porches or patios should be designed to encourage outdoor sitting in the front yard. The minimum depth of the porches should be 5 feet to accommodate outdoor furniture. Houses without 80 square foot front porches shall provide landscaped patios of a minimum of 80 square feet to accommodate outdoor furniture and space for passive recreational activity.

Code Authority: RCDG 20C.30.105-040.

Condition Applies: Building Permit

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

Code Authority: RCDG 20D.80.10-150(8)

The recommendations of the applicant's arborist, Arboricultural Consulting LLC, shall be implemented in all situations where there is encroachment into the dripline of a tree that has been determined to be saved.

Code Authority: RCDG 20D.80.20

- c. **Neighborhood Regulations:** The Chablis PRD and Plat shall demonstrate conformance with the following North Redmond



Neighborhood Regulations:

Code Authority: RCDG 20C.70.30-040(2)

Variety in Building Design. The same combination of building elements, features and treatments shall not be repeated for more than 20 percent of the total dwelling units in a residential development.

Code Authority: RCDG 20C.70.30-060(2)(b)(1)

Condition Applies: Building Permit

Garages. Garages facing the front street shall be set back a minimum of five feet from the street elevation of the dwelling, or otherwise designed and placed in a manner that meets the intent of this section, such as recessing under a second story or a projecting roofline, or other treatment(s). The front street elevation of a side-loaded garage shall have a minimum of one opening (i.e., window or door). Garages that face another direction, i.e., side- and alley-loaded garages, are exempt from the five-foot setback requirement.

Code Authority: RCDG 20C.70.30-060(3)(b)(ii)(B)

Condition Applies: Building Permit

Garage Doors. Garage doors facing the front street shall include windows, multiple garage doors (for example, one door per parking stall), or other architectural treatments that reduce the mass of the garage door surfaces and meet the intent of this section.

Code Authority: RCDG 20C.70.30-060(3)(b)(iii)

Condition Applies: Building Permit

Transition Area. Provide a minimum 80-square-foot area in the front yard that is oriented toward the front street and includes a porch (minimum dimension eight feet on all sides), patio, deck, garden with entry, walkway with arbor, or other feature(s) that meets the intent of this section.

Code Authority: RCDG 20C.70.30-060(3)(b)(iv)

Condition Applies: Building Permit

Landscape Plan. A landscape plan shall be prepared or approved by a WA licensed architect, certified nurseryman, or certified landscape technician. A minimum of 51 percent of the planted area in the front yard shall be native or habitat plantings and shall include a mix of trees or shrubs and living ground cover.

Code Authority: RCDG 20C.70.30-060(6)(c)

Condition Applies: Building Permit

Low Impact Development Techniques.

Rooftops shall be drained to cisterns for nonpotable reuse within the house or garden. Each dwelling shall be required to include rain barrel collection systems for all downspouts that store approximately 250 gallons per dwelling for gardens.

Disturbed soils shall be amended to retain storm water storage capacity and utilize compost amended soils in all landscaped areas.

Code Authority: RCDG 20C.70.30-060(5)

Condition Applies: Civil Construction and Building Permit

- f. **PRD Modifications.** As part of the Chablis Planned Residential Development, the following code provision shall be modified as recommended by the Technical Committee:

The average lot size requirement shall be 5,977 square feet.

The minimum lot width requirement shall be 20 feet.

The minimum front setback shall be 10 feet with the provision that garages be setback 18 feet.

The minimum rear setback when adjacent to an alley shall be 4 feet.

The minimum rear setback when not adjacent to an alley shall be 10 feet.

The minimum side street setback shall be 10 feet.

The minimum side/interior setback shall be 0 feet.

The minimum building separation shall be 15 feet.

The maximum lot coverage shall be 45 percent.

The maximum impervious surface area shall be 61 percent.

- g. **Cottage Development.** The Chablis PRD and Plat shall demonstrate conformance with the following Cottage Regulations:

Code Authority: RCDG 20C.30.52-040(3)(iii)

Private open space shall be a minimum of 300 square feet of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident. It shall be oriented toward the common open space as much as possible, with no dimension less than 10 feet.

Private open space for each cottage shall include a roofed porch at least

80 square feet in size with a minimum dimension of eight feet on any side.

Common waste and other storage receptacles shall not be placed in the front yard setback area.

Common waste and other storage receptacles shall be architecturally screened and/or screened with landscaping so as to mask their appearance to residents, adjacent properties, and the public right-of-way.

Parking shall be –

- Located on the cottage housing development property.
- Screened from public streets and adjacent residential uses by landscaping or architectural screening.
- Located in clusters of not more than five adjoining spaces.
- Prohibited in the front yard setback area.
- Prohibited within 40 feet of a public street, except: single-loaded parking is allowed in a maximum 50-foot-wide area when set back a minimum of 15 feet from a public street.
- Allowed between or adjacent to structures only when it is located toward the rear of the principal structure and is served by an alley or private driveway.

Code Authority: RCDG 20C.30.52-040

Condition Applies: Building Permit

- h. **Setbacks.** Setback classifications (e.g. front, side, side street, rear) shall be noted on each lot corresponding to the appropriate location for each setback. The setback dimensions shall not be included.

Code Authority: RCDG 20C.30.25-080(2)

Condition Applies: Final Plat Document

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

Code Authority: RCDG 20C.30.25-120(2)(a)  
Condition Applies: Final Plat Document

- j. **Affordable Housing.** Affordable housing shall be provided in compliance with the requirement that at least ten percent of the units shall be affordable units (a minimum of two affordable units) within the Chablis PRD. One bonus market rate unit is provided for each affordable unit provided.

Affordable Housing - Low Cost Units. Each low-cost affordable unit provided counts as two affordable units for the purpose of satisfying the affordable housing requirement. Two bonus market-rate units are permitted for each low-cost affordable unit provided, up to twenty percent above the maximum density permitted on-site.

Code Authority: RCDG 20D.30.10-020  
Condition Applies: Building permit

- k. **Site Map Correction.** The common open space tract within the cottage development shall be given a name or identifying label on the civil engineering plans and final plat map.

**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**

RCDG 20D.100:	Noise Standards
RCDG 20D.180:	Subdivision Regulations
RCDG 20D.210:	Transportation Standards
RCDG 20D.220:	Utility Standards
RMC 12.08:	Street Repairs, Improvements & Alterations
RMC 12.12:	Required Improvements for Building and Development
RMC 12.16:	Highway Access Management
RCDG 20F.20.50:	Site Construction Drawing Review
RCDG 20F.20.60-050:	Preconstruction Conference

RCDG 20F.30.60-060: Performance Assurance  
RCDG Appendix 20D-3: Construction Specification and Design Standards for Streets and Access  
City of Redmond: Record Drawing Requirements, Version 10-2005 (2005)  
City of Redmond: Standard Specifications and Details (current edition)

#### **Water and Sewer**

RMC 13.04: Sewage and Drainage  
RMC 13.08: Installing and Connecting Water Service  
RMC 13.10: Cross-Connection and Backflow Prevention  
RCDG 20D.180: Subdivision Regulations  
RCDG 20D.220.20: Adequate Public Facilities and Services Required  
RCDG Appendix 20D-4: Design Requirements for Water and Wastewater System Extensions  
City of Redmond: 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  
RCDG 20D.80.10-150(8): Planting Standards  
RCDG 20D.140.10: Critical Areas  
RCDG 20D.140.40: Frequently Flooded Areas  
RCDG 20D.140.50: Critical Aquifer Recharge Areas  
RCDG 20D.140.60: Geologically Hazardous Areas  
RCDG 20D.180: Subdivision 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  
RCDG Appendix 20D-3: 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**

RCDG 20C.30.20: Permitted Land Uses in Residential Zones  
RCDG 20C.30.25: Site Requirements for Residential Zones

RCDG 20C.30.55: Fences  
RCDG 20C.70.30: North Redmond Neighborhood Regulations  
RCDG 20D.60: Impact Fees  
RCDG 20D.80: Landscaping and Tree Protection  
RCDG 20D.140: Critical Areas  
RCDG 20D.160: Signs  
RCDG 20D.180: Subdivision Regulations

**Building**

2006 International Residential Code  
2006 Uniform Plumbing Code

**DECIDED** and **RECOMMENDED** this 20th of April 2011.

By:



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Sharon A. Rice  
City of Redmond Hearing Examiner