



**CITY OF REDMOND  
HEARING EXAMINER  
MINUTES**

**April 6, 2011**

Redmond City Council Chambers  
15670 NE 85<sup>th</sup> Street, Redmond  
7 p.m.

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**Hearing Examiner**

Sharon Rice, Offices of Sharon Rice,  
Hearing Examiner, PLLC

**Staff**

Judd Black, Planning Manager  
Thara Johnson, Associate Planner  
Kurt Seemann, Senior Engineer  
Elizabeth Adkisson, Deputy City Clerk

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Convened: 7 p.m.

Adjourned: 7:40 p.m.

**I. CALL TO ORDER**

Hearing Examiner Sharon Rice convened the hearing at 7 p.m.

**II. DESCRIPTION OF HEARING SEQUENCE AND PROCEDURES**

Ms. Rice introduced the matter under consideration, reviewed the sequence of the hearing for the evening, and explained the proceedings. Ms. Rice noted that she will issue a written Recommendation in the matter of the Chablis Preliminary Plat and Planned Residential Development, within 10 business days of the closing of the record.

Ms. Rice administered the swearing in of all those in attendance testifying on these matters, reminded the attendees that the proceedings were being recorded, and asked them to identify themselves for the record. The following persons were in attendance:

Thara Johnson, Associate Planner  
Judd Black, Planning Manager, Development Review  
Kurt Seemann, Senior Engineer, Public Works  
John Baumann, Applicant

### III. PUBLIC HEARING

#### A. CHABLIS – PPL/PRD

L090096 Preliminary Plat (PPL)  
L090097 Planned Residential Development (PRD)  
L090098 SEPA

Request: PPL/PRD for subdivision of 4.358 acres into 20 lots including 20 single family residences, 4 cottages, and associated roads, utilities, open space and frontage improvements.

Location: 15631 NE 116<sup>th</sup> Street and 11414 Woodinville-Redmond Road

Ms. Rice introduced the matter and assigned the Technical Committee Report as Exhibit 1, identifying the following submitted attachments:

#### 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

#### STAFF PRESENTATION:

Ms. Thara Johnson, Associate Planner, reported on the Chablis Preliminary Plat (PPL) and Planned Residential Development (PRD) application:

- Vicinity Map;
- Project Description:

- o Request for a PRD to vary development standards;
  - o 20 lot subdivision on 4.36 acres;
  - o Single-family residential – 20 detached and 4 cottage units;
  - o 2 ADU proposed on cottage units;
  - o Density (exceeding minimum through):
    - PRD bonus – 2 bonus units;
    - Affordable housing bonus – 2 bonus units;
    - LID bonus – 1 bonus unit;
  - o Open Space – 1.01 acres (26%);
- Property Description:
  - o property zoned R-4;
  - o North Redmond Neighborhood;
  - o no critical areas within the site;
- Site Plan;
  - o Site Data:
    - Total site area: 4.36 acres;
    - Base density (R-4): 17.44 units;
    - Total units before bonuses: 17 units;
    - PRD bonus 2 units;
    - Affordable housing bonus: 2 units;
    - LID bonus: 1 unit;
    - Total units: 22 units;
    - Single family units proposed: 20 units;
    - Cottage units allowed: 4 cottages;
  - o Cottage Area – Statistics;
- Tree Preservation Plan;
  - o Landmark Trees: 1 removed, 1 retained;
  - o Significant Trees: 7 removed, 4 retained;
  - o Total Trees Onsite: 13
  - o Total Retained: 5 (38%);
- Procedural Summary;
  - o Completeness:
    - 03/30/2009 – letter of completeness issued and vested date;
  - o Notice of Application:
    - 04/17/2009 – comment period begins;
    - 05/08/2009 – comment period ends;
  - o SEPA:
    - 05/11/2009 – DNS issued;
    - 05/26/2009 – comment period ends;
    - 06/09/2009 – appeal period ends;
  - o Notice of Public Hearing:
    - 03/16/2011 – issued;
- Vesting;
  - o Project submitted on 03/30/2009;
  - o Project vested on 03/30/2009;

- o Chablis PRD required to comply with PRD Regulations; effective on 07/29/1996 – Ordinance No. 1901;
- o Chablis PRD also required to comply with North Redmond Neighborhood Regulations; effective 11/18/2006 – Ordinance No. 2308;
- PRD – Decision Criteria:
  - o High quality architectural design, placement, relationship, or orientation of structures;
    - the proposal will be required to meet the design criteria required by the PRD and specific North Redmond Design requirements at the time of building permit submittal;
  - o Achieving allowable densities for the subject property;
    - allowed density is 4 du/ac. Or 17 units; project developed with 20 single-family homes and 4 cottage units;
    - utilize bonus incentives – PRD bonus; affordable housing bonus, and LID bonus;
  - o Providing housing types that effectively serve the affordable housing needs of the community;
    - Project meets this criteria – 10% or 2 affordable units are provided or 1 low cost affordable unit will be provided;
  - o Improving circulation patterns or the screening of parking facilities;
    - access to the project is from NE 116<sup>th</sup> Street;
    - frontage improvements along NE 116<sup>th</sup> Street meet the City's requirements;
    - proposal includes future connection to the east;
  - o Minimizing the use of impervious surfacing materials;
    - base zoning allows 60% impervious coverage and PRD allows 70% impervious coverage;
    - project proposes 60%;
    - shared driveways, alleys, reduction in street width, development of bio swale drainage systems, and use of permeable materials for private walks and patios;
  - o Increasing open space or recreational facilities on site;
    - minimum open space required for PRD is 25%;
    - project includes 26% open space;
    - provision of recreational amenities – picnic table, park benches with open space tracts;
  - o Landscaping, buffering, or screening in or around the proposed PRD;
    - 5' landscape buffer along the east, south and west boundaries – adjacent to neighboring properties;
    - 10 replacement trees and 8 retained trees on-site;
  - o Providing public facilities;
    - new local street extending south of NE 116<sup>th</sup> Street and frontage improvements along NE 166<sup>th</sup> Street;
    - water and sewer connections extends south from NE 116<sup>th</sup> Street, across Lot 14 and Tract B to the new local street;

- stormwater runoff collected, treated and detained in tract A (located in the northwest corner of the project);
- Preserving, enhancing, or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats, or streams;
  - There are no critical areas on the property and very limited native soils and vegetation;
  - 38% of all existing significant and landmark trees are to be retained;
- Incorporating energy-efficient site design or building features;
  - houses will be required to meet energy code requirements during building permit review;
- Providing for an efficient use of infrastructure;
  - 20 lots proposed with 20 detached and 4 cottage units in a clustered pattern;
  - lots are accessed using a combination of common public streets and joint-use access tracts;
  - shared driveways, alleys, reduction in street width, development of bio swale drainage systems, and use of permeable materials for private walks and patios;
- Public facilities: The PRD shall be served by adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer, and parks and recreation facilities;
  - adequate public facilities – streets, fire protection, utilities, and pedestrian access;
  - new stormwater detention facility proposed;
  - informal recreational opportunities are available throughout the site;
- Perimeter design: 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;
  - Chablis is located adjacent to the Kensington developments and is consistent with their design, character, and appearance;
- Open space and recreation: Open space and recreation facilities shall be provided and effectively integrated into the overall development of a PRD and surrounding uses;
  - Project includes open space recreational amenities through individual lots, open space tracts, and tree retention;
- Streets and sidewalks: 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;
  - 5-foot sidewalks to be provided along the new local street;
  - sidewalks to connect to NE 116<sup>th</sup> Street and along NE 116<sup>th</sup> Street;
  - interim walkway to be constructed along NE 116<sup>th</sup> Street, so as to provide a continuous pedestrian connection with other residential development in the area;
- North Redmond Neighborhood Regulations;
  - RCDG 20C.70.30-030;

- o RCDG 20C.70.30-060;
- Low Impact Development Techniques;
  - o RCDG 20C.70.30-060(5)(C)(ii)(A)(3);
- Conditions of Approval:
  - o City Staff is proposing one additional condition relating to affordable housing;
  - o Revised language that both the City and the applicant are in agreement on are being submitted as a new exhibit;
  - o Staff recommends approval subject to revised condition and conditions of approval contained in the Technical Committee Report.

Ms. Johnson, submitted the following additional exhibit to the record:

- New Condition of Approval – regarding Affordable Housing; entered into the record as Exhibit 2.

Ms. Rice entered the City’s PowerPoint Presentation into the record as Exhibit 3.

Ms. Rice queried as to the different number of lots indicated on the SEPA Determination of Non-Significance (DNS) and the application presented tonight; and whether that has any bearing on the application. Ms. Johnson replied that the SEPA determination was concluded early in the process; (later in the hearing Ms. Johnson clarified: the DNS was issued for 27 lots; because the application is a less intense development, there was no need to resubmit the SEPA application).

Ms. Rice questioned the name/identifier for the large parcel between the cottage lots; Ms. Johnson stated it is an open space tract that is not currently labeled, and it will be addressed during the civil review process.

Ms. Rice questioned whether any additional ADUs will be allowed within the plat; Ms. Johnson stated that it would be challenging; however, possible if meeting all requirements.

Ms. Rice questioned whether there were any parking requirements for the ADUs; Ms. Johnson stated there will be restrictions on ADU parking, addressed in the HOAs.

Ms. Rice questioned why there was a two-year delay from the application of the project in 2009 and the hearing in 2011. Ms. Johnson stated extensions had been granted to the applicant, and there were no additional concerns.

Ms. Rice questioned whether school capacity had been contemplated. Ms. Johnson indicated it was addressed at the time of the SEPA determination; and the applicant will pay school impact fees at the time of building permit issuance.

Ms. Rice queried as to the access to the Chablis plat through the Cryder plat; and whether any drawings of this plan were included. Ms. Johnson stated that the development of the Chablis plat access road is contingent upon the Cryder plat, located to the east. Ms. Johnson deferred to transportation in regards to drawings. Mr. Kurt Seemann, Senior Engineer, stated that the road access into the Chablis plot is contingent upon the completion of the road on the Cryder plot. Ms. Rice questioned whether the conditions of approval address this issue. Mr. Seemann

confirmed that they did. Ms. Rice questioned whether road access could be provided to the Chablis plot from the north. Mr. Seemann confirmed it could; however, the preferred route is through the Cryder plat, and the two developers are working together to accomplish this plan.

Ms. Johnson stated that a map of the Cryder plat, showing the proposed road and connection to the Chablis road, could be entered into the record. Ms. Rice confirmed she would like this map; and entered it into the record as Exhibit 4 (to be submitted to the record by staff after close of the hearing).

Ms. Rice questioned what would happen in regards to the safe walking route (which is also contingent on Cryder) if the Cryder development doesn't go forward. Ms. Johnson indicated the applicant could come back with an alternate safe walking route design for approval.

#### **PUBLIC TESTIMONY**

No members of the public were in attendance.

#### **APPLICANT TESTIMONY**

Mr. John Baumann, applicant, had no further information to submit to the record.

Ms. Rice questioned what would happen with the Chablis plat if the Cryder development doesn't go forward. Mr. Baumann stated it would be unlikely that the Cryder development would not go forward; however, design of road access and safe walking routes could be changed if needed.

Ms. Rice questioned whether the applicant had any additional testimony or concerns with the conditions of approval. The Applicant confirmed there were none.

#### **CONCLUSION**

Ms. Rice called for any further comments from Staff or the Applicant. As there were none, Ms. Rice advised the record is closed on the Chablis Preliminary Plat and Planned Residential Development application, save for the submission of Exhibit 4 (map of the Cryder development), and a recommendation will be issued within 10 business days.

#### **IV. ADJOURNMENT**

The public hearing closed at 7:40 p.m., and the meeting adjourned.