

**BEFORE THE HEARING EXAMINER  
FOR CITY OF REDMOND**

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| In the Matter of the Application of        | ) | NO. L090444   |
|  | ) |   |
| <b>Bottrell Pacific Investment Company</b> | ) | <b>Bear Creek Cottages Preliminary Plat<sup>1</sup></b> |
|  | ) |   |
|  | ) |   |
| For approval of                            | ) | FINDINGS, CONCLUSIONS,                                  |
| A Preliminary Plat                         | ) | AND DECISION  |
| _____                                      | ) |   |

**SUMMARY OF DECISION**

The request for approval of a preliminary plat subdividing 1.36 acres at 10007 Avondale Road, Redmond, into 12 single-family residential lots designed pursuant to the City's Innovative Housing Demonstration Projects ordinance is **GRANTED** subject to conditions.

**SUMMARY OF RECORD**

Request:

Terry Phelan, on behalf of Bottrell Pacific Investment Company (Applicant) requested approval of a preliminary plat subdividing 1.36 acres at 10007 Avondale Road into 12 residential lots. The 12 lots would contain six duplex structures, two with accessory dwelling units, designed pursuant to the City's Innovative Housing Demonstration Projects ordinance.

Hearing Date:

The City of Redmond Hearing Examiner conducted an open record hearing on the request on January 6, 2010.

Testimony:

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

- Jeff Churchill, Associate Planner
- Robert Franklin, City of Redmond Public Works
- Terry Phelan, Applicant Representative
- Ben Stoebner
- Janice Hoshino

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<sup>1</sup> The term "cottage" in the Redmond Community Development Guide (RCDG) refers to a single-family home less than 1,000 sq.ft. in area. The proposed dwellings are not consistent with that definition and are referred to as cottages solely because of the plat name selected by the Applicant.

Exhibits:

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

EXHIBIT 1 Technical Committee Report to Hearing Examiner, dated January 6, 2010, 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 Posting
6. Neighborhood Meeting Notice
7. SEPA Threshold Determination
8. Notice of Public Hearing and Certificate of Posting
9. Environmental Checklist
10. Preliminary Plat plans
11. Arborist Report
12. Preliminary Tree Retention Plan
13. Wetland Reconnaissance and Wildlife Report
14. Geotechnical Engineering Study
15. Critical Aquifer Recharge Areas Report
16. Preliminary Stormwater Report
17. Traffic Generation Letter
18. Request for Relief Letter
19. Comprehensive Planning Policies
20. Architectural Elevations
21. Innovative Housing Review Panel Report to the Technical Committee

EXHIBIT 2 Public Comment Emails:

- a. Email from Jeff Churchill to Shreekant Mandke, dated December 21, 2009
- b. Email from Shreekant Mandke to Jeff Churchill, dated December 20, 2009
- c. Email from Jeff Churchill to Shreekant Mandke, dated December 16, 2009
- d. Email from Shreekant Mandke to Jeff Churchill, dated December 15, 2009
- e. Email from Janice Hoshino to Jeff Churchill, dated January 6, 2010

EXHIBIT 3 Staff's PowerPoint presentation slides

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

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## FINDINGS

1. The Applicant requested approval of a preliminary plat subdividing 1.36 acres at 10007 Avondale Road in Redmond, Washington into 12 residential lots.<sup>2</sup> The 12 lots would contain six duplex structures, two with accessory dwelling units, designed pursuant to the City's Innovative Housing Demonstration Projects ordinance. *Exhibit 1, page 1; Churchill Testimony.*
2. The goals of Redmond's innovative housing program are to: increase the supply and the choice of housing styles available in the community; promote housing affordability and variety by encouraging smaller, more diverse home sizes and income levels; allow flexibility in site and design standards while promoting projects that are compatible with existing single-family developments; promote high-quality design; and to help the City, through project review, identify a work plan and any zoning code amendments that are necessary to support the development of innovative housing choices within single-family neighborhoods in Redmond. *Redmond Community Development Guide (RCDG) 20C.30.62.010(3).* Innovative Housing Demonstration Projects are intended to incorporate such housing styles as cottages, compact single-family residences, duplexes, triplexes, and four-plexes designed to look like single-family homes, and accessory dwelling units. *RCDG 20C.30.62-010(2).* Innovative Housing Demonstration Projects are required to provide a variety of housing types; to be compatible with surrounding single-family residential development; and to improve housing affordability options in Redmond. *RCDG 20C.30.62-050(2)(a).*
3. There are no wetlands, streams, or other surface waters on the subject property; however, it is located within a Wellhead Protection Zone 1. The northwest corner of the site contains moderate to steep slopes that are fairly densely forested. *Exhibit 1, pages 7-8; Exhibit 1, Attachment 10.*
4. The subject property is currently undeveloped and has driveway access onto Avondale Road. It was previously developed with a single-family residence. The site is zoned single-family R-6. Parcels north and west of the site are zoned R-3 and developed with single-family uses. Across Avondale Road to the east, an R-6-zoned parcel located is developed with multi-family residential uses. Lower density single-family residential development occupies the R-12-zoned parcels to the south. *Exhibit 1, page 3; Exhibit 1, Attachments 2 and 3, Zoning and Vicinity Maps; Churchill Testimony.*
5. The R-6 zoning district allows a maximum residential density of six units per acre and a minimum density of 80% of that allowed. Required bulk dimensional standards in the Education Hill Neighborhood include: an average lot size of 4,000 square feet; minimum lot width circle measuring 35 feet; minimum frontage of 20 feet; a minimum building separation of 15 feet; 35% maximum lot coverage by structure; 65% maximum impervious surface; a maximum structure height of 35 feet; and a minimum of 20% open space. Required setbacks in the R-6 zone include: 15 feet from front lot lines and side

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<sup>2</sup> The subject property is known as Assessor Parcel Number 3126069015. *Exhibit 1, Attachment 3, Application.*

streets; 10 feet from rear lot lines; and 5 feet minimum side setbacks. *RCDG 20C.30.25-140.*

6. Projects that satisfy the requirements of the Innovative Housing Demonstration Project regulations are allowed to deviate from the underlying bulk dimensional standards in the following ways. Densities of up to two times that allowed in the underlying zone may be permitted in Innovative Housing projects, up to a maximum of 12 units. The minimum lot width circle, frontage, and setbacks, are not required. For these three bulk dimensional criteria, no minimums are required. The average lot size and maximum lot coverage by structure/impervious surface per lot standards are removed, with no specific average or maximum values required. *RCDG 20C.30.62-070.*
7. Consistent with the requirements in RCDG 20C.30.62-040, the Applicant held a neighborhood meeting on the project at City Hall on September 13, 2007. The Applicant, Applicant representatives from Living Shelter Design, Planning Staff, and six interested persons attended the meeting. Neighboring property owners submitted comments about a walking path, pavilion, and stairs proposed at the rear of the site, noting concerns about privacy, trespassing, and partying that had previously occurred on the abandoned site. As a result of the neighborhood meeting, the proposal was revised to eliminate the portion of the proposed path that extended east to Lots 11 and 12. *Exhibit 1, page 3; Phelan Testimony; Churchill Testimony; Hoshino Testimony*
8. The City's Innovative Housing Review Panel considered the proposed plat at a meeting held January 14, 2008. After deliberations including the project submittals, neighbor concerns presented at the September neighborhood meeting, and analysis provided by Planning Staff, the Innovative Housing Review Panel authorized the Applicant to proceed with the subdivision application process, subject to several recommended modifications. The Panel recommended that at least four additional parking spaces be added to the site for guest and that the accessory dwelling units be reoriented to more closely related to the associated primary dwellings and improve the appearance. The panel also recommended that building details and design elements be unified throughout the site and that native materials be used. Regarding the proposed community building, the Panel suggested that alternative arrangements for the community space might be in the best interests of all parties, but left the question of whether to retain the pavilion to the developer. *Exhibit 1, Attachment 21.* On July 17, 2008, the Panel granted an extension of its authorization to seek preliminary plat approval. *Exhibit 3.*
9. The application was submitted on October 20, 2009 and deemed complete as of that date. The final, accepted plan set is dated the October 20, 2009. Notice of application was published, posted on-site and at City Hall, and mailed to property owners within 500 feet of the site on October 28, 2009. The City did not receive public comment during the notice of application comment period. *Exhibit 1, page 3; Exhibit 1, Attachment 5.*
10. In its final configuration, the proposal would create 12 single-family residential lots. The largest (Lot 1) would be 5,060 square feet, and the smallest (Lot 6) would be 1,616 square feet, with an average lot area of 2,391 square feet. Proposed development consists

of six duplex structures designed to look like single-family residences, two accessory dwelling units, and a communally-owned pavilion. In addition to twelve fee simple lots, the project proposes eight tracts to be owned and maintained in common by the lot owners: two access/parking tracts, one communal multi-use tract, and five open space/recreation area tracts. *Exhibit 1, Attachment 10.*

11. Innovative Housing projects in the R-6 zone are required to provide a minimum of 20% site area as open space. The instant project would provide 25% of the total site area as open space. *Exhibit 1, page 4.* The five open space tracts would be distributed throughout the site. Tract A (9,945 sq. ft.) would be retained in its present wooded condition in the northwest corner of the site and be improved with the proposed pavilion and a three-foot-wide dirt walking path through the trees which would continue to the south and east. Tract B (4,140 sq.ft.) would provide an open grassy area with a community garden and patio in the central portion of the site; many lots would front onto Tract B. Tract F (683 sq.ft.) is a tree preservation area that would buffer the garbage collection area from the north site boundary. In the southwest corner of the site, Tract G (1,932 sq.ft.) would be retained in its wooded condition to prevent disturbance to the steep slopes and associated setbacks it contains. Between Tract G and Lot 9, Tract H (2,112 sq.ft.) would contain steep slopes and associated setbacks, and existing trees would be preserved to the extent possible. *Exhibit 1, Attachment 10.*
12. One of the 12 lots would be developed and priced to be affordable to buyers at 80% of the King County median income, satisfying the City's affordable housing criteria. In addition, two lots would contain 640 sq. ft. accessory dwelling units. The Applicant anticipates that all 12 lots would sell at lower price points than surrounding lots because they are smaller than typical new construction. *Exhibit 1, page 6; Exhibit 1, Attachment 21.*
13. The project would not deviate from the R-6 maximum structure height standard, nor from the maximum impervious surface area standard. *Exhibit 1, page 5.*
14. Innovative Housing Demonstration Projects are allowed to have lot coverages that exceed the underlying zoning standard when the developer can demonstrate that the modification is required for the proposed housing type and if such modification minimizes adverse impacts to adjoining properties. *RCDG 20C30.62-070.* R-6-zoned lots in the Education Hill Neighborhood are allowed a maximum lot coverage by structure of 35%. The proposed plat design would provide individual lot coverages ranging from 31% to 59%, which in some cases would exceed the maximum of 35% allowed. The project would have an overall impervious surface coverage of 41%, well below the maximum 65% allowed. Higher lot coverage by structure allows the project to retain greater portions of the existing wooded area in open space. This would benefit neighboring properties by maintaining greater consistency with the pre-project appearance of the site. The increased individual lot coverage and reduced interior setbacks allow for larger, more central open space designed to create a sense of community. The perimeter setbacks around the project satisfy or exceed R-6 bulk dimensional standards. *Exhibit 1, pages 4-5; Exhibit 1, Attachment 10.*

15. The project would access public roads by the existing driveway onto Avondale Road. The Applicant must dedicate a ten-foot strip of land along the public road and to bring the Avondale Road frontage to current road standards, except that no landscape strip will be required between the sidewalk and Avondale Road. Access to the plat would be restricted to right-turn only ingress and egress, to prevent left turns across Avondale Road in both directions. All dwellings would front on the proposed internal access tract. *Exhibit 1, pages 10, 12-13; Exhibit 1, Attachment 10.*
16. City of Redmond road standards require local access roads serving 10 or more lots to be developed and maintained as public rights-of-way dedicated to the City. *RCDG 20D.210.20-060; Appendix 20D-3, Tables IVB and IVC.* A public right-of-way would require a 28-foot road width plus curb, gutter, sidewalk, and planter strip on both sides, which would necessitate more land than is provided by the current 23-foot easement width. The City's Technical Committee administratively approved the Applicant's request for deviation from the public access requirement for this project. *Exhibit 1, page 10; Churchill Testimony.*
17. The Applicant submitted a professionally prepared trip generation estimate. The Applicant's traffic consultant noted that the subject property is located in an area with good transit service. The project is considered residential condominium/townhouse development for the purpose of estimating new vehicle trips generated. Relying on methods from the industry-standard Institute of Transportation Engineers (ITE) Manual, the trip generation estimate demonstrated that the project would result in 121 new daily vehicle trips, including 12 new PM peak hour trips. *Exhibit 1, Attachment 17.*
18. The Innovative Housing Demonstration Project provisions contain their own parking standards. For units 700 square feet in area or smaller, one stall per unit is required; 1.5 stalls per unit are required for units ranging from 701 to 1,000 square feet in area. Two stalls are required for units over 1,000 square feet. Parking must be provided on-site and must be screened from public streets or neighboring uses by landscaping or site layout. Parking clusters cannot exceed six stalls. *RCDG 20C.30.62-070.* The number and size of the proposed dwelling units requires 26 off-street parking stalls to be provided within the project. Based in part on neighbor concerns about off-site parking and on the recommendation of the Innovative Housing Review Panel, the final project plans would provide 30 off-street parking spaces on-site. *Churchill Testimony; Exhibit 1, Attachment 10; Exhibit 3.*
19. A professionally prepared Wetland Reconnaissance and Wildlife Report demonstrated that the site contains no wetland areas. Regarding on-site wildlife habitats, the report concluded that the site contains "an overgrown clearing of low habitat function and value" and "a fragment of a coniferous forest with coarse woody debris with 'modest' habitat function and value." *Exhibit 1, page 7; Exhibit 1, Attachment 13.* The report recommended that the forested area "could be maintained for aesthetic value and as perching/nesting/foraging habitat for common suburban species". *Exhibit 1, page 7; Exhibit 1, Attachment 13.*

20. In light of the moderate to steep slopes on-site, the subject property was evaluated by geotechnical engineers. Slopes on-site were found to range from 21 to 40 percent in the western portion of the site, while the eastern portion of the property is relatively flat. The site is not located in a landslide hazard area. As proposed, all structures would be built in the relatively flat portions of the site and steep slopes would be retained in their undeveloped condition. The geotechnical consultants concluded that the site is suitable for the proposed development. The primary geotechnical concern is the potential for erosion and sloughing on the steeper slopes, and the report recommended erosion control best management practices be implemented. *Exhibit 1, Attachment 14; Exhibit 1, page 10.* Public Works Staff testified that the recommended best management practices for erosion control are required by the City's code and would be ensured during construction permit review. *Franklin Testimony.*
21. Due to the site's location within a critical aquifer recharge area identified as Wellhead protection Zone 1, which is regulated pursuant to the city's critical areas ordinance.<sup>3</sup> Because the project is proposed within this critical area, a critical area aquifer recharge report including level 2 hydrogeologic analysis was professionally prepared and submitted by Applicant consultants. The consultants reviewed site conditions and the proposed development, including on-site infiltration of roof runoff and on-site treatment of runoff from pollution generating surfaces such as streets and driveways. The report concludes that the project does not propose a significant risk of damage to the aquifer. No groundwater is proposed to be withdrawn, meaning there would be no drawdown impacts from the project on the water table. The report concludes that the primary risk of aquifer contamination is from accidental discharges of fuel or oil from construction equipment. Pollution prevention best management practices were recommended. *Exhibit 1, Attachment 15.*
22. In its pre-project condition, rainfall onto the subject property is presumed to infiltrate as there are no outflow locations apparent on-site. In order to mimic existing site conditions after development and to avoid water quality impacts, all runoff from non-pollution generating new impervious surfaces is proposed to be collected and infiltrated on-site. Runoff from new pollution generating impervious surfaces (such as roads and driveways) would be collected and conveyed to a combination detention and treatment vault in Tracts C and D and Lot 1. Treated runoff would discharge through a cartridge filter manhole into the City's stormdrain. The Applicant's preliminary stormwater site plan report and stormwater management design plans were approved by the City. Compliance with all requirements of the City Code and the applicable provisions of the Stormwater Management Manual for Western Washington would be reviewed during clear/grade permit issuance and construction review. *Exhibit 1, page 15; Exhibit 1, Attachment 16; Exhibit 1, Attachment 10, Sheets C2.1 through C2.5.*
23. The storm water management system, communal buildings, access tracts, and all site improvements owned in common by the 12 lot owners would be maintained by a

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<sup>3</sup> The City defines a Wellhead Protection Zone 1 as the land area overlying the six-month time-of-travel zone of any public water source well owned by the City of Redmond. *RCDG 20D.140.50-010(1)(a).*

homeowners' association. City Staff would inspect the privately maintained stormwater system annually. The city code authorizes the City to take enforcement action in the event that the project's stormwater facilities are neglected, resulting in threat of harm to neighboring properties. *Phelan Testimony; Franklin Testimony.*

24. The Applicant proposes to connect each new lot to the existing utility mains within Avondale Road to provide domestic water and sanitary sewer service. The municipal utilities have sufficient capacity to serve the proposed lots. The Applicant's October 20, 2009 water and sewer plan, showing intended connections and preliminary engineering, was approved. *Exhibit 1, page 10; Exhibit 1, Attachment 10, Sheet C3.1; Franklin Testimony.*
25. New subdivisions are required to retain at least 35 percent of all significant trees and 100 percent of landmark trees. *RCDG 20D.80.20-070.* The Applicant retained a certified arborist to conduct an on-site tree health assessment. As proposed, the project would retain 89 percent of all healthy significant trees and 100 percent of healthy landmark trees.<sup>4</sup> Several large black cottonwood trees have been identified as hazard trees based on growth patterns, high large branch failure rates, and tendency to internal decay. A landmark Douglas-fir tree would be removed due to poor condition. The Applicant would provide five conifers and seven deciduous trees in replacement of the significant trees removed. *Exhibit 1, page 8; Exhibit 1, Attachments 11 and 12; Churchill Testimony.*
26. Planning Staff identified the following 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.

FW-13 Create opportunities for the market to provide a diversity of housing types, sizes, densities and prices in Redmond to serve all economic segments and household types, including those with special needs related to age, health, or disability.

Land Use Policies

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

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<sup>4</sup> The final tree retention and replacement plan in the record states that 70 percent of healthy significant trees and landmark trees would be retained, while Staff indicated that 89 percent would be retained. In either case, the requirement of the City Code to retain a minimum of 35 percent of health significant trees is exceeded. *Exhibit 1, Attachment 12.*

### Housing Policies

- HO-11 Encourage construction of a variety of housing types, sizes, and densities throughout the City to accommodate the needs of Redmond residents through changes in age, family size, and various life changes, including:
- Developments that provide smaller units with a mix of attached and detached housing units.
  - Homes with ground floor master suites.
  - Homes with all living areas on one floor.
- HO-14 Incorporate all the qualities of well-designed, character-rich neighborhoods so that existing and new neighborhoods in Redmond are attractive and safe places to live.
- HO-21 Encourage and support opportunities to explore new innovative housing styles and creative responses to Redmond's housing needs for affordability, variety, and housing that is appropriate for different ages and family types and sizes. Examples include, but are not limited to: cottage housing, size limited structures, co-housing, accessory dwelling units, and attached units (two to four units per building) that are designed to fit the general character and bulk of other single-family homes in the neighborhood in which the new housing is located.
- HO-31 Endorse a pilot program for consideration of innovative housing in Redmond that helps promote City goals for affordability, high-quality design, and housing to meet a diversity of household sizes, types, and age ranges. Allow for flexibility in density and design standards to promote the pilot program.

### Education Hill Neighborhood Policies

- N-EH-14 Encourage a mix of housing types, styles and a range of choices while maintaining the overall single-family character of established neighborhoods in Education Hill.
- N-EH-15 Promote a variety of housing choices that are accessible to persons of all income levels.
- N-EH-21 Require a minimum of 10 percent of the units in all new housing developments of 10 units or greater in the Education Hill Neighborhood to be affordable to individuals or families earning 80 percent of the King County median income. Minimize development costs associated with this requirement by providing incentives and bonuses. Maintain the long-term affordability of the dwelling unit through resale controls.
- N-EH-22 Encourage strongly the development of accessory dwelling units through information and promotion of the concept to residents and a more user-friendly review and approval process by the City.

*City of Redmond Comprehensive Plan, cited in Exhibit 1, Attachment 19.*

27. The Applicant would mitigate project impacts through payment of schools, parks, transportation, and fire protection impact fees, which would be assessed for each lot at the time of building permit issuance. *Churchill Testimony.*
28. 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 November 19, 2009. No appeals were filed and the DNS became final on December 21, 2009. *Exhibit 1, page 4; Exhibit 1, Attachment 7; Churchill Testimony.*
29. The Bear Creek Cottages Plat site is located within the Education Hill, as identified in the Redmond Comprehensive Plan, Map NP-1. Education Hill is a largely single-family neighborhood with multi-family development around the edges. Homes range from new to several decades in age. There is a wide variety in home design, from ramblers to split levels built decades ago to new two- and three-story homes. The single-family development closest to the project site were largely developed in the 1990s, while the surrounding multi-family development went in the 1980s. The proposed duplex project is located to serve as a transition between the single- and multifamily development existing in the vicinity. The smaller proposed unit size would increase variety in housing stock and should tend to increase affordability. *Exhibit 1, Attachment 21.*
30. The proposal includes a commitment to green building practices and technologies, aiming for four-star BuiltGreen certification. *Exhibit 1, Attachment 21.*
31. City Planning Staff submitted the position that the project would comport with the Innovative Housing Demonstration Project design standards in that it would provide: variety of housing styles; affordability; compatible new high quality dwellings oriented towards a common open space; tree retention in the western portion of the site as a means of using existing vegetation as an environmental asset that also provides aesthetic and privacy values; homes proportional to lot sizes; tree retention and the provision of an on-site trail; promoting green building techniques; and encouraging public safety through design. *Exhibit 1, Attachment 21; Churchill Testimony.*
32. The Technical Committee, which is comprised of staff from Planning, Public Works, and Fire Prevention, reviewed the Applicant's submittals for compliance with City codes and regulations and recommended project approval subject to conditions. The two unique conditions for the project include the right-in, right-only restricted site access from Avondale Road and a requirement that no attics be allowed and every unit be sprinklered for fire protection purposes. *Exhibit 1, page 1; Churchill Testimony.* The Applicant reviewed the recommended conditions of approval and waived objections. *Phelan Testimony.*

33. Notice of the open record hearing was posed on-site, at City Hall, and at the library on December 14, 2009. Notice of hearing was published in the City's paper of record and mailed to surrounding property owners within 500 feet of the site and to interested parties on December 16, 2009, more than 14 days in advance of the hearing. *Exhibit 1, page 4; Exhibit 1, Attachment 8.*
34. Public comment on the proposal included concerns about maintaining the privacy of neighboring properties, potential trespassing, tree retention, retention of the "green belt" that the site's forested stand has long provided, and the potential failure of the project to maintain the proposed common use structures (pavilion and walking path, etc) in an attractive manner. *Exhibit 1, Attachment 21, Neighborhood meeting feedback forms.* Concerns presented in public comments at the open record public meeting included: noise impacts on adjoining properties; the potential for off-site parking overflowing into surrounding neighborhoods; sight distance adequacy at the proposed site entrance; increased traffic; upkeep of the common buildings. *Hoshino Testimony; Stoebner Testimony; Exhibit 2, Shreekant Mandke emails.*
35. In response to the concerns, Staff and the Applicant noted the following: the ten-foot required setback of the R-6 zone would be satisfied. A solid, six-foot fence would be built around the sides and rear of the parcel, for screening and privacy. The majority of the forested stand is to be retained, thus preserving the 'green belt's' visual and noise calming effects. The walking path originally proposed near the north property line has been shortened, keeping the trail more squarely within the project, away from boundaries. The proposed communal buildings would have metal roofs, composite decking, and other design considerations for ease of maintenance, and a homeowners' association would be created to collect funds and be responsible for upkeep. The number of parking spaces proposed exceeds code requirements, and the fence would prevent people from being able to park in the neighborhood to the north and cross through the forested area to the new lots. Sight distance at the sight entrance was evaluated and determined to satisfy code requirements. *Churchill Testimony; Phelan Testimony.*

## CONCLUSIONS

### Jurisdiction:

The Hearing Examiner is authorized to conduct open record hearings and issue decisions on Type III permits, including preliminary plats, pursuant to RCDG 20F.30.15-04 and -060 and 20F.30.40-015.

### 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.

Conclusions Based on Findings:

1. With conditions, the project would comply with applicable Comprehensive Plan policies. The proposed infill development would increase the variety of housing types, sizes, and price ranges available in the Education Hill Neighborhood. By creating 14 residential units at a higher density connecting to municipal utilities, it would promote the efficient provision of public services and facilities. By providing landscaped open spaces, communal uses such as gardens, walking paths, and the pavilion, and by having all units front onto the open spaces, the project would create a small community with open space focal points. Conditions would ensure that design and construction comport with all requirements of the Education Hill Neighborhood. The project would provide one affordable housing unit consistent with Comprehensive Plan standards and two accessory dwelling units of only 640 sq.ft. which would be affordable for a broader spectrum of potential residents. It would also create 11 additional smaller single-family residential ownership opportunities, which the market would price accordingly lower than the larger stock developed in other parts of the City. *Findings Nos. 5, 10, 11, 12, 26, and 29.*
2. As conditioned, the proposal would comply with applicable site requirements as appropriately modified by the provisions of the Innovative Housing Demonstration Project chapter of the RCDG. Demonstration projects are encouraged by the Education Hill Neighborhood Comprehensive plan policies and are allowed in the R-6 zone. The 14 proposed dwelling units would be greater than twice the number of units allowed under the R-6 zoning standards consistent with demonstration project requirements. Proposed

modifications from bulk dimensional standards are necessitated by the design concept of the project, which prioritizes critical area preservation and open space as a central community focus. The perimeter setbacks would satisfy or exceed those required in the R-6 district and a solid fence is proposed around the side and rear site boundaries, minimizing impacts to adjoining properties. The proposed parking exceeds the minimum number of stalls required. *Findings Nos. 3, 4, 5, 6, 10, 11, 12, 13, 14, 18, and 31.*

3. The project has complied with the administrative procedural requirements for preliminary plat applications. The Applicant satisfied all submittal requirements as of October 20, 2009. *Findings Nos. 7, 8, and 9.*
4. As conditioned, the proposed street system would comply with all applicable street standards as modified by administratively approved code deviations. The Applicant's request to utilize a private street system was administratively approved by the Director of Public Works (or designee). Transportation impacts from the project's new traffic would be mitigated through the payment of impact fees, due at time of building permit issuance. Sight distance at the site entrance complies with City standards. As conditioned, right-only ingress and egress at the site entrance would minimize the potential for adverse incidents at the site entrance. *Findings Nos. 10, 15, 16, 17, and 35.*
5. As conditioned, municipal water, sewer, and other necessary utilities would adequately serve the project. Sewer and water connections would be provided via connections with existing utility mains in Avondale Road. The Public Works Department accepted the preliminary stormdrainage plan, which would manage runoff through a combination of infiltration and detention/treatment vaults with filtered discharge. Conditions of approval would ensure that design details and construction of the stormwater management system would comport with the requirements of the City Code. *Findings Nos. 22, 23, and 24.*
6. The project layout, lot location, and open space plan make appropriate provisions for retention of natural features and vegetation. No structures or grading are proposed within steep slope areas or associated setbacks. Removal of three hazard trees would be consistent with the City's tree preservation regulations. The project was designed to retain the majority of existing mature tree cover, both for its aesthetic and privacy values but equally important, for protection of the on-site steep slopes. Replacement trees would be planted at a rate satisfying the minimum required by code. The project is not anticipated to adversely impact the critical aquifer which underlies it, and best management practices would be used during construction to minimize the potential for impacts. Although the wildlife habitat existing on-site is of moderate to low function and value, much of it would be retained, to the benefit of urban wildlife species. No hazards or limitations to development resulting from soils or critical areas have been identified on-site. *Findings Nos. 3, 4, 10, 11, 19, 20, 21, and 25.*
7. As conditioned, the proposal comports with the requirements of the Innovative Housing Demonstration Project chapter of the RCDG. The project would provide one "affordable" unit pursuant to City policies, two accessory dwelling unit rental opportunities, and 11 additional home ownership opportunities that should be priced in

such a manner as to reflect the smaller lot sizes. Conditions of approval would ensure that all technical requirements and bulk dimensional requirements applicable to the innovative housing provisions are satisfied. Proposed off-street parking exceeds requirements. The approved site elevations target BuiltGreen four-star certification, which if achieved would ensure quality, innovative, efficient design. Landscaped perimeters consistent with R-6 setback requirements, native vegetation buffers, and a six-foot solid fence would screen the adjoining uses from the higher project density. Retention of the vast majority of significant trees on-site would assist the new development in maintaining some of the original neighborhood character. The project would set aside 25% of the overall site area as open space. The project would be consistent with Comprehensive Plan policies and compatible with existing and permitted uses on the surrounding parcels. *Findings Nos. 4, 5, 6, 7, 9, 10, 11, 12, 14, 18, 29, 30, 31, and 32.*

**DECISION**

Based on the preceding findings and conclusions, the request for approval of a preliminary plat subdividing 1.36 acres at 10007 Avondale Road, Redmond into 12 single-family residential lots designed pursuant to the City’s Innovative Housing Demonstration Projects ordinance **GRANTED**, subject 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.

| <b>Item</b>                            | <b>Date Received</b> | <b>Notes</b>  |
|--|----------------------|---|
| Plan set, pages A1, C0.1-3.1           | 10/20/09             | and as conditioned herein.  |
| SEPA Checklist                         | 10/20/09             | and as conditioned herein and as conditioned by the SEPA threshold determination on 11/19/09. |
| Architectural Elevations               | 10/20/09             | and as conditioned herein.  |
| Conceptual Landscaping Plan, pages 1-2 | 10/20/09             | and as conditioned herein.  |
| Proposed Tree Replacement Plan         | 10/20/09             | and as conditioned herein.  |
| Preliminary Stormwater Report          | 10/20/09             | and as conditioned herein.  |

**The Technical Committee recommends that the Hearing Examiner impose the following conditions during the Civil Construction review process and/or Final Plat review process, or at another stage in the review process as noted below.**

**1. Public Works Transportation and Engineering**

**Reviewer: Patty S. Criddle, Engineer**

**Phone: 425-556-2736**

**Email: pscriddle@redmond.gov**

- a. **Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of civil drawing approval and finalized during recording of the final plat. The existing and proposed easements and right-of-way shall be shown on the civil drawings and 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:**

- (a) 10-foot wide utility easement, granted to the City of Redmond, along all right-of-way including Avondale Road NE.
- (b) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

**ii. Dedication of rights-of-way are required as follows:**

- (a) A strip of land 10 feet wide abutting the existing Avondale Road NE right-of-way.

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 Avondale Road NE, the asphalt street shall be planed, overlaid, and/or patched, as determined by the Public Works Development Services Division.

Code Authority: RMC 12.08, Redmond Standard Specifications and Details

Condition Applies: Civil Construction

**c. Street Frontage Improvements**

- i. The frontage along Avondale Road NE must meet current City Standards which include asphalt paving 30 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 6-foot- to 8-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” PG64-22

- 5 inches HMA Class 1” PG64-22
- 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

Condition Applies: Civil Construction

iv. A separate 40-scale channelization plan may be required for any public street being modified or constructed. The plan shall include the existing and proposed signs, striping and street lighting and signal equipment for all streets adjacent to the site and within at least 150 feet of the site property line (both sides of the street). The plan shall conform to the requirements in the City of Redmond Standard Specifications and Details Manual.

Code Authority: RCDG 20D.210.20-090, Appendix 20D-3; Standard Specifications and Details Manual; RCW 47.24.020

Condition Applies: Civil Construction

**d. Access Improvements**

i. The type and location of the proposed site accesses are approved as shown on the Bear Creek Cottages site plan prepared by Taylor Engineering Consultants received by City on October 20, 2009. The access will be restricted to right turns in and out, only. C-curb will be installed on Avondale Road to restrict left turn movements in and out of the development.

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

Condition Applies: Civil Construction, Final Plat Document

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

Design Manual which can be accessed at:  
<http://www.redmond.gov/ConnectingRedond/resources/IllumManual.asp>

Code Authority: RCDG 20D.180.10-160, 20D.210.20-090, App. 20D-3  
Condition Applies: Civil Construction

**2. Public Works – Water and Sewer**

**Reviewer: Jim Streit, Utility Engineer**

**Phone: 425-556-2844**

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

- a. Water Service.** Water service will require a developer extension of the City of Redmond water system as follows:
1. Install an 8-inch ductile iron water main in the proposed road and connect to the existing 16-inch water main in Avondale Road. Use a cut-in-tee and a three valve cluster to complete the connection with the referenced water main in Avondale Road.
  2. Terminate the upstream section of the proposed 8-inch water main with a 2-inch blow-off assembly.
  3. Install fire hydrants at locations that are approved by the Fire Department to meet fire protection requirements.
  4. Install a dual purpose water meter, with a backflow preventor, to each proposed lot including the community center and each ADU. The dual purpose water meters need to be sized to provide both domestic and fire sprinkler services to its beneficiaries.
  5. Encase the 2-inch water service pipe for ADU (D) with a 4-inch conduit at the location where it crosses the top of proposed storm vault.
  6. Install an irrigation water meter with backflow preventor for proposed landscape as it is required by Planning; and connect it to the proposed 8-inch water main.
  7. Maintain a minimum of 10-feet horizontal separation between all water and sewer pipes.
  8. Maintain a minimum of 5-feet horizontal separation between storm pipe, including storm vault, and other utility pipes (water and sewer pipes).
  9. At locations of vertical crossings between water and sewer pipes, keep water pipes on top and maintain a minimum of 18-inch vertical

separations between the two pipes.

10. Provide a 20-foot width city of Redmond water easement for the proposed water main and its all related appurtenances (such as water meters, fire hydrants, and blow-offs, etc...)
11. Provide 10-foot width private water easement for the portions of the water service pipes where they cross lots that are not the beneficiary lots of this service.

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:

1. Install an 8-inch sewer main in the proposed road and connect its downstream section, through a new manhole installation, to the existing sewer main in Avondale Road. The position of this manhole shall create a 90 degree angle , or less, with the existing sewer main in Avondale Road.
2. Install a new manhole at any section of the proposed sewer main where it changes its alignment.
3. Terminate the upstream section of the proposed sewer main with a new manhole.
4. Install a double 6-inch sewer service to any adjacent two lots to provide for a gravity side sewer service for these lots.
5. Install a single 6-inch service to each proposed ADU and the community center.
6. Provide 20-foot width city of Redmond sewer easement for the proposed 8-inch sewer main.
7. Provide 10-foot width private sewer easement for the portions of the side sewers where they cross lots that are not the beneficiary lots of this service.
8. Provide a joint side sewer use agreement for each two lots that use the same side sewer.

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. Metro Pretreatment.** The proposed development requires approval by Metro and will need industrial pretreatment. The side sewer shall include the installation of a Metro approved oil/water separator.

Code Authority: King county DNR Contract  
Condition Applies: Civil Construction

- h. Backflow Preventors:** Backflow preventors shall be used in the water supply system in accordance with City, State, and Federal requirements.

Code Authority: RMC 13.10  
Condition Applies: Civil Construction

- i. Permit Application.** Water meter and sewer service applications shall be submitted for approval to the Public Works Utility 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 Utilities Division. All reimbursement and stub 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

**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 from the site shall match the developed condition peak discharge duration to the pre-developed condition peak discharge duration for the range of pre-developed discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a privately maintained vault.
- ii. Clean roof runoff will be routed to an onsite infiltration vault and percolate. The infiltration system shall be designed to have capacity to infiltrate the 50-year storm, and include an over-flow pipe routed to the Avondale Road NE storm drain system. Relief from general design standards has been granted to permit placement of the infiltration vault within the normal building set-backs, provided the building foundation designers are aware of the buried infiltration systems and have adjusted their designs accordingly.
- iii. 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**

- i. Enhanced storm water quality treatment shall be provided in a privately maintained treatment train of a wet-vault followed by a stormfilter canister filtration system. Treatment is required for the 6-month, 24 hour return period storm.
- ii. Roof runoff will drain through CDS pre-treatment prior to entering the infiltration vault.

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

Condition Applies: Civil Construction

**c. Public Stormwater Easements. None anticipated**

**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 Utilities Division.

Code Authority: RCDG 20D.220.20-040, 20D.180.10-070,  
20D.220.20-050, 20D.220.20-060, Appendix 20D-4  
Section VI

Condition Applies: Civil Construction, Final Plat Document

- e. **Clearing and Grading.** Provide a 15-foot buffer from the steep slope areas identified on the site plan. Provide an overflow inlet and pipe system routed to the municipal storm drain in Avondale Road NE to collect standing water that may accumulate along the south-eastern border of the project. Storm water is not to sheetflow to the south.

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 is permitted October 1<sup>st</sup> through April 30<sup>th</sup> only upon receipt of an approved Wet Weather Plan.

Code Authority: RMC 15.24.080

Condition Applies: Civil Construction

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

- h. **Landscaping.**

Plant no deep-rooted plants over the infiltration vault or stormwater wet-vault.

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

Condition Applies: Civil Construction

- i. **Wellhead Protection.**

Project lies in wellhead protection zone I, provide all protection measures as described in the Redmond Community Development Guide, and RMC.

Code Authority: RMC 13.07.100

Condition Applies: Civil Construction

- j. **Department of Ecology Notice of Intent Construction Stormwater General Permit.** Notice of Intent (NOI) 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. Capital Facilities Charge**

\$958.88 for every 2,000 square feet of new impervious area.

**l. Department of Ecology UIC Registration Required**

Stormwater infiltration systems meeting the definition of UIC Wells –  
Underground Injection Control systems must be registered with Ecology.

Code Authority: 173-218 WAC

**4. Fire Department**

**Reviewer: Bob Lovett, Fire Marshal**

**Phone: 425-556-2207**

**Email: blovett@redmond.gov**

The current submittal is generally adequate for Preliminary Plat Approval, but does not fully represent compliance with all requirements. The following conditions are integral to the Preliminary 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. Fire Protection Permit**

All new single family homes require the installation of a sprinkler system conforming to NFPA 13D. Mitigation for excessive distance to the emergency vehicle easement is to provide structures without attic spaces on all lots. Additionally, all garages located below the ADU's shall be protected with a sprinkler density per NFPA 13.

An Emergency Vehicle Access Easement with a clear dimension of 20' width, 13'6" height, 25' inside turning radii and 45' outside turning radii shall be provided within the site from Avondale Road across Lot 1 to Lot 9. Type 1 and Type 3 fire lane markings shall be provided along the length of this easement per RFDS 2.0

Emergency Vehicle Access Easement. All portions of Emergency Vehicle Access Roadway not in a public right-of-way, including turnarounds and Emergency Vehicle Operations Areas shall be maintained in a dedicated Emergency Vehicle Access Easement.

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

Condition Applies: Civil Construction, Final Plat Document

**5. Planning Department**

**Reviewer: Jeff Churchill, Senior Planner**

**Phone: 425-556-2492**

**Email: jchurchill@redmond.gov**

- a. **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

- b. **Native Growth Protection Easement.** The regulated critical areas and their associated buffer must be protected by a Native Growth Protection Easement (NGPE) in a tract where development is prohibited. The NGPE shall be shown on the plat with corresponding language approved by the City Attorney.

Code Authority: RCDG 20D.140.10-180

Condition Applies: Civil Construction, Final Plat Document

- c. **Noise Report.** A noise report prepared by a qualified acoustical consultant must be submitted and approved prior to civil drawing approval. The noise report shall comply with RCDG 20D.100 and provide sound attenuation measures.

Code Authority: RCDG 20D.100.10-060

Condition Applies: Civil Construction

- d. **Setbacks.** Setback classifications (e.g. front, side, side street, rear) shall be noted as follows (to match plan sheet A1):

|                               | Front     | Side/side      | Rear  |
|-------------------------------|-----------|----------------|-------|
| Lot 1 (north of access drive) | 4 ft      | 0 ft           | 10 ft |
| Lot 1 (south of access drive) | 0 ft      | 3 ft/1 ft      | 10 ft |
| Lot 2                         | 6 ft      | 2 ft 6 in/0 ft | 10 ft |
| Lot 3                         | 4 ft 6 in | 2 ft 6 in/0 ft | 10 ft |
| Lot 4                         | 5 ft      | 2.67 ft/0 ft   | 10 ft |
| Lot 5                         | 4 ft 8 in | 3 ft/0 ft      | 10 ft |
| Lot 6                         | 3 ft 4 in | 3 ft/0 ft      | 10 ft |
| Lot 7                         | 3 ft 7 in | 3 ft/0 ft      | 10 ft |
| Lot 8                         | 4 ft      | 9 ft/0 ft      | 10 ft |
| Lot 9                         | 8 ft      | 10 ft/0 ft     | 10 ft |
| Lot 10                        | 10 ft     | 4 ft/0 ft      | 10 ft |
| Lot 11                        | 10 ft     | 4 ft/0 ft      | 10 ft |
| Lot 12                        | 10 ft     | 1 ft/0 ft      | 10 ft |

Code Authority: RCDG 20C.30.25-080(2)  
Condition Applies: Final Plat Document

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

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

- f. **Affordable Housing Agreement.** See part V.C of this report.

Code Authority: RCDG 20D.30.10-020  
Condition Applies: Final Plat Document

**B. Compliance with City of Redmond Codes and Standards**

This approval is subject to all applicable City of Redmond codes and standards, including the following:

**Transportation and Engineering**

|                      |  |
|----------------------|--|
| 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                     |
| 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**

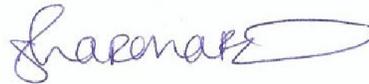
|                      |   |
|----------------------|---|
| RCDG 20C.30.20:      | Permitted Land Uses in Residential Zones  |
| RCDG 20C.30.25:      | Site Requirements for Residential Zones   |
| RCDG 20C.30.35:      | Accessory Dwelling Units                  |
| RCDG 20C.30.55:      | Fences                                    |
| RCDG 20C.30.62:      | Innovative Housing Demonstration Projects |
| RCDG 20C.70.20:      | Education Hill Neighborhood Regulations   |
| RCDG 20D.30:         | Affordable Housing                        |
| RCDG 20D.60:         | Impact Fees                               |
| RCDG 20D.80:         | Landscaping and Tree Protection           |
| RCDG 20D.100:        | Noise Standards                           |
| RCDG 20D.140:        | Critical Areas                            |
| RCDG 20D.160:        | Signs                                     |
| RCDG 20D.180:        | Subdivision Regulations                   |
| RCDG Appendix 20D-2: | Critical Areas Reporting Requirements     |

**Building**

2006 International Residential Code  
2006 Uniform Plumbing Code

DECIDED this 20th of January 2010.

By:



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Sharon A. Rice  
Toweill Rice Taylor LLC  
City of Redmond Hearing Examiner