



QUASI JUDICIAL

DATE: February 28, 2024

MEMO TO: Parties of Record

FROM: Office of the Hearing Examiner, 425-556-2190, kbiegel@redmond.gov

SUBJECT: BELCARO PRELIMINARY PLAT LAND-2021-00943

Reconsideration of the Hearing Examiner's Decision

Enclosed is a copy of the Hearing Examiner's Findings, Conclusions, and Decision on the Belcaro Preliminary Plat LAND-2021-00943. Pursuant to the Redmond Zoning Code, any party of record may file a written request for reconsideration with the Hearing Examiner. To be considered, a request for reconsideration must explicitly set forth alleged errors of procedure or fact, and must be filed within ten business days of the Hearing Examiner's Decision in this matter. Reconsideration requests must be received by the Office of the Hearing Examiner of the City of Redmond and can be submitted prior to **5:00 p.m. on March 12, 2024.**

City of Redmond Office of the Hearing Examiner Contact Information:

Mailing Address

Office of the Hearing Examiner
PO BOX 97010, M/S: 3NFN
Redmond, WA 98073-9710

Phone: 425-556-2190
Fax: 425-556-2198
Email: kbiegel@redmond.gov

For your convenience, Request for Reconsideration forms are available online:
<https://www.redmond.gov/913/Request-for-Reconsideration-or-Appeal>

FURTHER PROCEEDINGS

Hearing Examiner decision may be appealed to Superior Court by filing a land use petition which meets the requirements set forth in RCW Chapter 36.70C. The petition must be filed and served upon all necessary parties as set forth in State law and within the 21-day time period as set forth in RCW Section 36.70C.040.

**BEFORE THE CITY OF REDMOND
HEARING EXAMINER**

In the Matter of the Application of)	LAND-2021-00943
)	
)	
Rick Burnstead Construction)	Belcaro Plat
)	
)	FINDINGS, CONCLUSIONS,
For a Preliminary Plat)	AND DECISION
_____)	

SUMMARY OF DECISION

The request for approval of a preliminary plat to subdivide 4.4 acres into 24 single-family residential lots is **GRANTED** subject to conditions.

SUMMARY OF RECORD

Request:

Rick Burnstead Construction requested approval of a preliminary plat to subdivide five parcels totaling 4.4 acres into 24 single-family residential lots and three tracts for open space, access, utilities, and stormwater management. The parcels comprising the subject property are addressed as 10625, 10637, 10611, and 10429 134th Avenue NE.

Hearing Date:

The Redmond Hearing Examiner conducted a virtual open record hearing on the request on February 12, 2024. The record was held open through February 14, 2024 to allow any members of the public having difficulty joining the virtual hearing to submit written comments, with time scheduled for written responses by the parties. No post-hearing public comment was submitted, and the record closed on February 14, 2024. No in-person site visit was conducted, but the Examiner viewed the subject property and its environs on Google Maps.

Testimony:

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

- Tim McHarg, Principal Planner, City of Redmond
- Peter Lau, Senior Transportation Engineer, City of Redmond
- Paula Judson, Production Manager, Rick Burnstead Construction
- Sheri Murata, Senior Engineer and Project Manager, Core Design
- Paul Sandoval, member of the public

Exhibits:

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

1. Technical Committee Report, with the following attachments:

1. Land Use Application
 2. Determination of Completeness
 3. Notice of Application, Certificate of Public Notice
 4. Neighborhood Meeting Notice
 5. Site Photographs
 6. Plan Set
 7. Stormwater Report
 8. Traffic Study
 9. Critical Area Report
 10. Tree Health Assessment Report
 11. Tree Exception Report
 12. Geotechnical Report
 13. Notice of Public Hearing, Certificate of Public Notice
 14. Safe Walk Routes Map
2. City of Redmond PowerPoint Presentation

After considering the testimony and exhibits submitted, the Hearing Examiner enters the following findings and conclusions:

FINDINGS

1. Rick Burnstead Construction (Applicant) requested approval of a preliminary plat to subdivide five parcels totaling 4.4 acres into 24 single-family residential lots and three tracts for open space, access, utilities, and stormwater management. The five tax parcels comprising the subject property are addressed as 10625, 10637, 10611, and 10429 134th Avenue NE.¹ The project site is approximately one block east of 132nd Avenue NE, which forms the boundary between the cities of Remond and Kirkland. *Exhibits 1.1 and 1.6; Google Maps site view.*
2. The preliminary plat application was deemed complete on January 19, 2022. *Exhibit 1.2.*
3. The subject property is located in the Willows/Rose Hill Neighborhood. The Comprehensive Plan contains housing and land use policies promoting a mix of housing for all income levels, including affordable housing, and encouraging the dispersal of

¹ The legal description of the subject property is: a portion of the NW quarter of the SW quarter of Section 34, Township 26 North, Range 5 East, W.M.; also known as Tax parcel numbers 124670-0011, 124670-0012, 124670-0022, 124670-0031, and 124670-0043. *Exhibits 1, 1.1, and 1.6.* The Examiner notes that only four street addresses are stated, presumably because one of the five parcels is currently undeveloped. *See Exhibit 2, Slide 5.*

affordable housing throughout the city; allowing new development only where adequate public facilities and services can be provided; promoting attractive, friendly, safe, quiet and diverse residential neighborhoods; and ensuring that new development is consistent with citywide and applicable neighborhood goals and policies. *Exhibit 1.*

4. The subject property is zoned RIN (Residential Innovative). *Exhibit 1, page 4.* The purpose of the RIN zone is to:

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

Redmond Zoning Code (RZC) 21.08.070.A.

5. Four of the five parcels comprising the subject property are developed with single-family residences and accessory structures; one is vacant. All existing structures would be removed from the site. *Exhibits 1 and 1.6.*
6. Surrounding properties are zoned RIN and are developed with single-family residences. *Exhibits 1 and 2.*
7. Based on the critical areas and geotechnical engineering studies that were conducted for the site, there are no wetlands, streams, or geologic hazards on the subject property. *Exhibits 1, 1.9, and 1.12.*
8. The development standards applicable to the RIN zone include a maximum base density (not including bonus units) of five dwelling units per acre of gross site area, and a minimum density of 80% of the maximum density allowance of the net site area (excluding features such as critical areas and buffers, streets, and common open spaces). The maximum base density of the 4.4-acre site is 22 dwelling units. The net buildable area of the subject property for purposes of calculating minimum density is 2.73 acres, requiring a minimum density of 11 dwelling units. *Exhibit 1; RZC Table 21.08.070A*
9. Pursuant to RZC 21.20.020-.030, all new single-family residential developments in the Willows/Rose Hill Neighborhood must provide 10% of proposed units as affordable housing consistent with Redmond's standards. Based on a maximum base density of 22 dwelling units, the minimum required affordable housing for the proposed development is two dwelling units. The Applicant proposes to provide one "low-cost affordable housing unit," which counts as two affordable dwelling units per RZC 21.20.030.E. With

the provision of affordable housing, the Applicant is entitled to a density bonus of one dwelling unit per affordable unit provided to a maximum of 20% of the base density. In this case the Applicant is eligible for two bonus dwelling units for the proposed low-cost affordable housing unit, resulting in a maximum density of 24 dwelling units. Twenty-four dwelling units are proposed. *Exhibit 1; RZC 21.20.030.*

10. Pursuant to RZC 21.08.360, applications for subdivisions of 30,500 square feet or greater in the RIN zone must include “smaller dwelling units” at a minimum of 20% of the greater of the number of proposed dwelling units (excluding bonus units) or the net buildable area multiplied by the site’s allowed density. For the proposed development, the minimum number of smaller dwelling units required is four. The Applicant proposes four smaller dwelling units, which would be distributed throughout the subdivision on Lots 1, 13, 16, and 21. *Exhibits 1 and 1.6.*
11. The proposed lots have been designed to satisfy the bulk dimensional standards of the RIN zone, including the minimum average lot size, lot width circle, and lot frontage standards. The proposed lots would average 4,954 square feet in area and would be at least 35 feet wide, with at least 20 feet of street frontage. Compliance with the City's architectural, setback, building separation, lot coverage, impervious surface coverage, height, and lot-based open space standards would be determined at the time of building permit review for each parcel. *Exhibits 1 and 1.6.*
12. The proposed development is not subject to City noise study requirements because it is not within 100 feet of an arterial street. *Exhibit 1, page 13.*
13. Redmond Zoning Code Chapter 21.72 requires that all healthy landmark trees and 35% of all healthy significant trees be retained.² Removed landmark trees (when authorized) must be replaced at a 3:1 ratio and removed non-landmark significant trees must be replaced at a 1:1 ratio. There are 32 healthy significant trees and no healthy landmark trees on site. The Applicant proposes to retain 10 of the significant trees, for a retention rate of 31%. The Applicant requested approval of a tree exception to allow the 31% retention rate pursuant to RZC 21.72.090. The Applicant identified the site composition as a special circumstance warranting approval of the request. Because there are five residential parcels comprising the subject property and the existing trees tend to align with the underlying parcel boundaries (some of which are in the interior of the larger site), many of the relatively few healthy significant trees are located where they conflict with proposed improvements. The Applicant submitted that the project would be economically infeasible if the trees were required to be retained. Pursuant to RZC 21.72.090.B(2), if an exception is granted to allow significant tree retention below 35%, the required tree replacement ratio is 3:1 instead of 1:1. *Exhibits 1.10 and 1.11.*

² Pursuant to RZC Chapter 21.78, significant trees are those that are at least six inches in diameter at breast height, and landmark trees are those that are over 30 inches in diameter.

14. Trees within the right-of-way (whether landmark or significant) may be removed for public street and utility construction without the need for an exception from the tree retention standards, but replacement of the trees is required at the same ratios as the on-site trees. In this case there are two healthy significant trees and three healthy landmark trees within the right-of-way that would be removed for required frontage improvements on 134th Avenue NE. *Exhibits 1 and 1.11.*
15. City Planning Staff calculated the minimum replacement trees required for the right-of-way tree removal as 11 trees, including two for the significant trees (1:1 ratio) and 9 for the landmark trees (3:1 ratio). With respect to on-site tree removal, Staff calculated the minimum replacement trees required as 24 trees, including 21 for the first 21 trees removed (1:1 ratio) and three for the 22nd tree removed (3:1 ratio), based on a determination that the retention of 11 trees is required to meet the 35% threshold.^{3,4} The Applicant's landscaping plans depict the planting of 82 replacement trees, an amount which far exceeds code requirements for both the on-site and right-of-way trees. These trees would be planted primarily around the site perimeter, consistent with City landscaping standards requiring perimeter landscaping when new dwellings are adjacent to existing dwellings. A six-foot cedar fence would also be provided around the perimeter of the plat. *Exhibits 1, 1.11, and 2; Testimony of Tim McHarg and Paula Judson; RZC 21.08.180.* The plat proposes perimeter landscaping along the site's north, west, and south boundaries abutting existing single-family residence, as well as the landscaping proposed in Tracts A and C. *Exhibit 1.6, Sheet L2.01.*
16. The proposal exceeds the minimum open space requirement for the RIN zone. Approximately 30% of the subject property is proposed to be retained in common open space within Tracts A and C, whereas the minimum for the zone is 20%. Active recreation space, in an amount exceeding 25% of the open space requirement, would be provided within the open space tracts. The open space amenities would include a playground, trail, and picnic facilities. *Exhibit 1.6.*
17. Access to the plat would be from 134th Avenue NE via proposed Road A, a public street, which would connect to 134th Avenue NE at two locations. The internal street system would also include a private access tract (Tract B) serving Lots 12 and 13 and Tract C. The public streets would be developed to "rustic street" standards, which apply to the NE Rose Hill Neighborhood Subarea. The required street section includes sidewalks on both sides of the street, a planting strip on one side of the street and a drainage swale on the

³ The Hearing Examiner notes that the retention of 11 trees out of 32 would result in a retention rate of 34.38%, which consistent with the rounding conventions expressly adopted in other code sections would round down to 34%. Retaining 12 trees would bring the rate to 37.5%.

⁴ In arriving at this calculation, Planning Staff interpreted RZC 21.72.090.B(2) to mean that the 3:1 replacement ratio is only applied to the number trees removed that causes the retention percentage to fall below 35%, which in this case is only one tree (meaning Staff determined that if one more tree could be retained, no exception would be required). However, the Examiner notes that the provision is capable of being interpreted to mean that if the retention percentage is proposed to fall below 35%, each significant tree removed must be replaced at a 3:1 ratio. This second interpretation is consistent with the number of replacement trees proposed by the Applicant.

opposite side of the street. *Exhibits 1 and 1.6; RZC Appendix 2, Table 3; Tim McHarg Testimony.*

18. The proposed development is expected to generate 219 net new vehicle trips per day, including 16 AM peak hour trips and 21 PM peak hour trips. Based on the trip distribution prepared by the Applicant's transportation engineer, no signalized intersection in the vicinity would be impacted by 20 or more new PM peak hour trips. The Applicant would be required to mitigate traffic impacts through payment of mitigation fees pursuant to City ordinance. *Exhibits 1 and 1.8.*
19. Stormwater runoff would be collected into a combined detention and wet vault in Tract C for flow control and water quality treatment prior to discharge into the existing stormwater conveyance system along 134th Avenue NE, consistent with the natural drainage flow. The Applicant has designed the proposed stormwater system for compliance with Washington State Department of Ecology's Stormwater Management Manual for Western Washington and with the Redmond Stormwater Technical Notebook. *Exhibits 1 and 1.7.*
20. An adjacent short plat currently under review (Huxley Short Plat), which was proposed by the same applicant as the currently proposed Belcaro subdivision, will also route stormwater to 134th Avenue NE. Because the Huxley Short Plat does not have frontage on 134th, the Applicant proposes to provide an easement along the southern boundary of the Belcaro subdivision for the stormwater main. The private road serving the Huxley Short plat would extend into Tract C to allow maintenance access, but there would be no through street connection between the Huxley Short Plat and 134th Avenue NE; bollards would be placed to prevent general vehicular connection while still providing for pedestrian and bicycle connection. The preliminary plat map depicts both the access and drainage easements. *Exhibits 1 and 1.6; Sheri Murata Testimony.*
21. The proposed development would be served by the City of Redmond water and sewer systems. The improvements needed to provide sewer service would include installation of a new eight-inch sewer main in 134th Avenue NE. The adjacent Huxley Short Plat would connect to this new sewer main through an easement along the southern plat boundary. *Exhibits 1 and 1.6.*
22. The school aged residents of the proposed subdivision would be served by Mark Twain Elementary School, Rose Hill Middle School, and Lake Washington High School. There are continuous sidewalks between the subject property and Mark Twain Elementary, which is approximately 0.8 miles from the subject property. The middle and high schools are more than one mile from the subject property and school bus service would be provided for those schools; however, a safe walking route is available to these schools, in that there are sidewalks along most of the route. There is one short sidewalk gap requiring pedestrians to walk on the shoulder. Planning Staff submitted that the shoulder is wide enough to provide adequate safe walking for school aged children. Impacts to school capacity would be mitigated through payment of school mitigation fees. *Exhibits 1 and 1.14; Tim McHarg Testimony.*

23. The preliminary plat is categorically exempt from review under the State Environmental Policy Act (SEPA) because fewer than 30 lots are proposed. *Exhibit 1; Tim McHarg Testimony; RZC 21.70.090.A(1)*.
24. Notice of the open record public hearing on the application was posted on-site, at City Hall, at the Redmond Library, and online, published in *The Seattle Times*, and mailed to surrounding owners of property within 500 feet of the site on or before January 22, 2024. *Exhibit 1.13*.
25. The Technical Committee, comprised of staff from Redmond Planning, Public Works, and Fire Departments, reviewed the complete application and supporting materials for compliance with City regulations and the Comprehensive Plan. The Technical Committee recommended that the Hearing Examiner approve the preliminary plat subject to conditions. In addition, Planning Staff recommended that the Hearing Examiner approve the tree exception request in conjunction with the preliminary plat. *Exhibit 1; Tim McHarg Testimony*.
26. Public comment on the application included concerns regarding traffic, the intersection of 132nd Avenue NE and NE 104th Street, and pavement quality on 134th Avenue NE and NE 104th Street between the subject property and 132nd Avenue NE. *Paul Sandoval Testimony*. In response to the testimony, City Engineering Staff testified the results of the traffic study did not indicate enough traffic to warrant intersection improvements at any affected intersection and encouraged members of the public to contact the Public Works Department to request pavement maintenance. Staff also noted that 132nd Avenue NE is under the City of Kirkland's jurisdiction. *Peter Lau 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 RZC 21.76.050.C, Table 21.76.050B, and RZC 21.76.060.J. The administrative tree exception request is consolidated with the preliminary plat pursuant to RZC 21.76.050.E.

Criteria Applicable to all Land Use Permits:

Pursuant to RZC 21.76.070.B(3)(a), all land use permits must be reviewed to determine consistency between the proposed project and the applicable regulations and Comprehensive Plan provisions, based on the following criteria:

- i. A proposed project's consistency with the City's development regulations shall be determined by consideration of:
 - A. The type of land use;
 - B. The level of development, such as units per acre or other measures of density;

- C. Availability of infrastructure, including public facilities and services needed to serve the development; and
 - D. The character of the development, such as development standards.
- ii. Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:
- A. The Comprehensive Plan, RZC 21.02, *Preface*, RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*, and the Appendices that carry out these titles;
 - B. The provisions of RMC Title 15, *Buildings and Construction*, that affect building location and general site design;
 - C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
 - D. RZC Article VI, *Review Procedures*, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a.ii.B and B.3.a.ii.C of this section;
 - E. Both within and outside the Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

Subdivision Criteria for Review:

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

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

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

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

Tree Exception Criteria for Review

Pursuant to RZC 21.72.090.B, a tree exception shall not be granted unless the following criteria are satisfied:

1. The exception is necessary because:
 - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or
 - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or
 - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or
 - d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or
 - e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers or the Marymoor Design District and result in development that would be inconsistent with the adopted vision for the neighborhood.
2. If an exception is granted below the required minimum retention standard of 35%, tree replacement shall be at a minimum of three trees for each significant tree removed... .

Conclusions Based on Findings:

1. As conditioned, the proposal complies with the general criteria applicable to all land use permits, which include in relevant part consistency with the City's development regulations, the Comprehensive Plan, and SEPA. The proposed residential density would be consistent with the standard of the RIN zone as modified by the affordable housing density bonus. With approval of the tree exception (described in Conclusion 11 below),

the proposal would satisfy the City's tree retention/replacement standards. The proposal would also satisfy the City's open space, landscaping, smaller dwelling unit, and affordable housing requirements. Street improvements would be made consistent with City standards. The proposal is exempt from SEPA. The proposal is consistent with Comprehensive Plan policies that promote affordable housing and allow new development where adequate public facilities and services can be provided. *Findings 3, 4, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 21, 23, and 26.*

2. As conditioned, the proposal conforms to the requirements of the RIN zone. The proposed housing density would be within the allowed range as modified by the affordable housing density bonus. The lots would be consistent with the dimensional standards of the zone. Open space exceeding code requirements would be provided in Tracts A and C. Perimeter landscaping would be provided consistent with code requirements. *Findings 8, 9, 10, 11, 15, and 16.*
3. As conditioned, the proposal is consistent with the requirements of RZC Chapter 21.74, including requirements for easements, utilities, and streets. *Findings 17, 19, 20, 21, and 26.*
4. As conditioned, the proposal makes adequate provision for streets. *Findings 17, 18, and 26.*
5. As conditioned, the proposed subdivision would be adequately served by utilities. Each lot would be served by public sewer and water. Stormwater runoff would be collected and treated on-site in Tract C. *Findings 19 and 21.*
6. As conditioned, the proposal would make adequate provision for parks, recreation, and playgrounds through the amenities provided in Tracts A and C. *Finding 16.*
7. As conditioned, the proposal makes adequate provision for schools and school grounds. School impacts would be mitigated through payment of impact fees. *Finding 22.*
8. As conditioned, the proposal makes adequate provisions for sidewalks and safe walking conditions for students. *Findings 17 and 22.*
9. As conditioned, the proposal serves the public interest and makes appropriate provisions for the public health, safety, and welfare. The Applicant would be required to pay fire, school, and transportation impact fees per RMC 3.10. Perimeter screening, including trees and fencing, would be provided between the plat and existing residences. *Findings 15, 18, and 22; RMC 3.10.*
10. No hazards or limitations to development were identified during the geotechnical evaluation. *Finding 7.*
11. The criteria for approval of a tree exception to allow tree retention of 31% are satisfied. Due to the configuration of the underlying parcels and the relatively low number of

healthy trees on site, strict compliance with the tree retention standard of 35% would jeopardize reasonable use of the property. The proposed tree replacement, which exceeds ordinance requirements as interpreted by Staff, would ensure that the intent of the ordinance is satisfied and that impacts to adjoining properties are minimized. Although the Hearing Examiner concludes that the significant tree replacement calculation identified by Staff (3:1 replacement ratio for those removed trees causing tree retention to fall below 35%) requires two significant trees to be replaced at a 3:1 ratio and not just one (resulting in 26 trees as mitigation for the on-site tree removal and 37 trees total including the mitigation for the off-site tree removal), the difference is immaterial as the Applicant proposes tree replacement far in excess of this requirement. *Findings 13 and 15.*

DECISION

Based on the preceding findings and conclusions, the request for approval of a preliminary plat to subdivide 4.4 acres into 24 single-family residential lots is **GRANTED** subject to the conditions below.

A. Site Specific Conditions of Approval

The following table identifies those materials that are approved with conditions as part of this decision.

Item	Date Received	Notes
Plan Set, prepared by CORE Design	January 3, 2024	<i>As conditioned herein</i>

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

1. Development Engineering - Transportation and Engineering

Reviewer: Peter Lau, Senior Transportation Engineer

Phone: 425-556-2715

Email: plau@redmond.gov

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

- i. Easements are required as follows:**

- (a) 10-foot wide sidewalk and utility easement, granted to the City of Redmond, abutting both 134th Avenue NE and Road A right-of-way.
- (b) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

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

- (a) A 53-foot width Road A, intersecting with 134th Avenue NE, will be dedicated to the City as a public local street. The cross section of Road A includes two 11-foot travel lanes, two three-foot concrete ribbon curbs, 10-foot landscaped drainage swale and five-foot landscape strip, and two five-foot concrete sidewalks. At the two 134th Avenue NE and Road A intersections, the ROW corner radius ranges from 58 feet to 27 feet.

Code Authority: RZC 21.52.030.G; RMC 12.12

- b. Construction Restoration and Street Overlay.** In order to mitigate damage due to trenching and other work on 134th Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, per COR SD 201, 202, 203 and 301. The current Pavement Condition Index (PCI) of the existing pavement on 134th Avenue NE is 36 or below 40 (as determined by the City's bi-annual pavement survey), the development shall be required to reconstruct the entire half street with standard pavement section, as listed in Section C - Street Frontage Improvements, along the project frontage at a minimum as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Adnan Shabir at 425-556-2776.

Code Authority: RMC 12.08; Redmond Standard Specifications & Details; RZC Appendix 2.A.8.f

c. Street Frontage Improvements

- i. The frontage along 134th Avenue NE must meet current City Standards which include asphalt paving, 3-foot-wide concrete ribbon curb 11 feet from centerline to face of curb with appropriate tapers, 10-foot-wide landscaped drainage swale, 5-foot-wide concrete sidewalk, storm drainage, streetlights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section shall consist of:

- Seven inch HMA Class ½" PG 64-22
- Four inches of 1-1/4 inches minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system

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

- ii. The cross section of Road A must meet current City Standards which include asphalt paving, three-foot-wide concrete ribbon curb 11 feet from road centerline to face of curb with appropriate tapers, 10-foot-wide landscaped drainage swale, five-foot-wide landscape strip, five-foot-wide concrete sidewalks, storm drainage,

streetlights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- Seven inch HMA Class ½ inch PG 64-22
- Four inches of 1-1/4 inches minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- 2% cross sloped to drain system

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

iii. ADA Ramp Requirements:

Curb ramps for persons with disabilities are required to all new construction at:

- the northwest (NW) and southwest (SW) corners of the 134th Avenue NE and Road A intersection;
- the SW corner of the 134th Avenue NE and NE 106th Way;
- the west side of a pedestrian trail crosswalk at 134th Avenue NE;
- and the NW and SW corners of the 134th Avenue NE and NE 104th Way;

and to all replacement curbs constructed in combination with sidewalks, paths, or other pedestrian access ways. These curb ramps shall be constructed per City of Redmond (COR) Standard Details.

Code Authority: RCW 35.68.075; RZC Appendix 2-A.21.a

iv. A separate 20-scale channelization plan should 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.

Code Authority: RZC 21.52.030.F; RZC Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020

v. Sidewalks constructed to City standards are required at the following locations:

- Five-foot wide concrete sidewalks are required along the property frontages at 134th Avenue NE, and on both frontages of Road A.

Code Authority: RZC 21.10.150; RZC 21.17.010; RZC 21.52.050; RMC 12.12

d. Access Improvements

- i. The type and location of the proposed site accesses are approved as shown on the Belcaro site plan prepared by Core Design on April 2, 2023.

Code Authority: RZC 21.52.030.E; RZC 21 Appendix 2

- ii. Direct access from individual lots to 134th Avenue NE will not be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.

Code Authority: RZC 21.52.030.E; RZC 21 Appendix 2

- iii. The following driveways are required to be improved as specified below:

- Twenty-two concrete driveway approaches, per RZC, Appendix 2, Table 11, will be located at the Road A frontages to serve 22 new lots (Lots 1 to 11, and 14 to 24). For Lots 12 and 13, the concrete driveway approaches will be accessed from Tract B, a utility maintenance access.

Code Authority: RZC Appendix 2

- 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: RZC 21.17.020; RZC 21 Appendix 2 – A, 3 & 11

- f. Street Lighting.** Illumination of the street(s) along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights may be required to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Isabel Diaz, Transportation Operations at (425) 556-2733 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at:

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

With Site Plan Entitlement approval, the Applicant shall contact Puget Sound Energy (Street Lighting division) for coordination and development of a Work Sketch plan to include any proposed work on PSE-owned lights and/or poles. The Work Sketch plan will be required to be included in the final plan set prior to final approval of the Coordinated Civil Review.

To begin the PSE lighting coordination process, fill out the street lighting information request form here: <https://www.pse.com/en/construction-services/pole-services>

Code Authority: RZC 21.52.030.F; RZC Appendix 2

- g. Temporary Pedestrian Access Plan.** The Applicant is required to provide a temporary pedestrian access plan for approval by the City prior to any construction on the project site. This plan needs to show how pedestrian traffic passing by the proposed development will be accommodated during the entire length of the construction phase.

Existing sidewalks or pathways shall be closed only when absolutely necessary during construction. If unavoidable, the pedestrian access plan should provide temporary routes with barricades and cones that parallel existing facilities. These routes must be accessible for persons with disabilities per the current ADA regulations and standards, including the provision of ramps, minimum widths, and smooth surfaces for wheelchair access. When a parallel route is not available, pedestrians must be detoured with advance signing in accordance with the Manual on Uniform Traffic Control Devices. The developer may be required to install temporary crosswalks and street lighting as part of this detour.

Code Authority: MUTCD 2009 (or latest revision) sections 6D.01, 6D.02, & 6D.05

2. Development Engineering – Water and Sewer

Reviewer: Herb Awad, Senior Utility Engineer

Phone: 425-556-2861

Email: hawad@redmond.gov

- a. Water Service.** Water service will require a developer extension of the City of Redmond water system as follows:

The Developer will install six hundred seventy-two feet of new eight-inch ductile iron water main and twenty-four one-inch water residential meters to serve this development.

Code Authority: RZC 21.17.010.D and RZC 21.74.020.D

- b. Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system as follows:

The Developer will install five hundred ninety-four feet of new eight-inch Polyvinyl chloride sewer main and twelve new manholes to serve this development. The Developer will also install twenty-four new six-inch side sewers for new homes to be connected to the new eight-inch sewer main within the development. In addition, the Developer will also install eight hundred eighty-five feet of new eight-inch Polyvinyl chloride sewer main along 134th Ave NE.

Code Authority: RZC 21.17.010.D and RZC 21.74.020.D

- c. Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing review. Any required offsite easements must be officially recorded before approval of the construction drawings.

Code Authority: RZC 21.74.020.C, Appendix 3

- d. **Reimbursement Agreement.** Portions of this extension may benefit other properties and meet the criteria to be eligible for a reimbursement agreement. In order to be eligible for reimbursement, the City must have received a completed reimbursement agreement application prior to approval of civil drawings and the agreement must be fully executed, by the City, prior to commencement of construction of the facility.

Code Authority: RMC 13.12

- e. **Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. In certain limited circumstances, at the sole determination of the City of Redmond, water meter and/or side sewer permits may be issued prior to completion of improvements and/or administrative requirements. In such cases, various additional guarantees or requirements may be imposed as determined by the Development Engineering Division. All reimbursement fees shall be paid prior to issuance of water and side sewer permits.

Code Authority: RMC 13.08.010, RMC 13.12

- f. **Reimbursement Fees.** Reimbursement fees for connection of water and/or sewer are required. These fees are due prior to issuance of Site Permit or other city permits, which allows connection to any sewer or water facility.

In addition, applicable Kirkland Reimbursement Agreement charges related to the listed parcels are due prior to issuance of Site Permit:

1246700011 - \$1,907.64

1246700012 - \$1,907.64

1246700022 - \$3,815.28

1246700031 - \$3,815.28

1246700043 - \$1,907.64

Total \$13,353.48

Code Authority: RMC 13.12.120

3. Development Engineering – Stormwater/Clearing and Grading

Reviewer: Tom Sage, Senior Stormwater Engineer

Phone: 425-556-2488

Email: tsage@redmond.gov

a. Water Quantity Control:

- i. Stormwater discharges shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a publicly maintained detention/wet vault.

ii. Provide for overflow routes through the site for the 100-year storm.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.H

- b. Water Quality Control.** Basic water quality treatment shall be provided in a publicly maintained combined detention and wet vault. Treatment is required for the six-month, 24-hour return period storm.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.H

- 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. 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 to encumber the property to be dedicated. Prior to construction drawing approval, fully executed, and recorded offsite easements shall be provided to the Development Engineering Division

Code Authority: RMC 21.74.020.C

- 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, fully executed and recorded easements shall be provided to the Development Engineering Division.

Code Authority: RZC 21.74.020.C

- e. Clearing and Grading.** No site-specific requirements, all general standards apply.

Code Authority: RZC 21.74.020.J; RMC 15.24.080; RMC 15.24.082

- f. Temporary Erosion and Sediment Control (TESC).**

i. Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan incorporated into the CCR plan set.

ii. Work prohibited October 1st through April 30th.

Code Authority: RMC 15.24.080

- g. 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: <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>.

Code Authority: Department of Ecology Rule

4. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425.556.2273

Email: sturner@redmond.gov

The current submittal is generally adequate for LAND-2021-000943 approval, but does not fully represent compliance with all requirements. The following conditions are integral to the approval and shall be complied with in Civil Drawings, Building Permit Submittals, Fire Code Permit submittal, and/or other applicable processes:

a. Site Plan Condition

- 1) All required fire access roadways not in a public way shall be recorded in an Emergency Vehicle Access Easement (EVAE).
- 2) All required fire access roadways shall be signed and striped per RFDS 2.0.
- 3) All required fire access roadways shall be in place and functional for all emergency vehicle use prior to combustibles being brought on site.
- 4) All required fire hydrants shall be in place and functional prior to combustibles being brought on site.
- 5) Water meters and water supply piping from the public water system to each residence shall be in place and operable prior to approval of the fire sprinkler cover inspection.
- 6) All required fire access roadways shall support the weight of fire apparatus of 77,000 pounds and a 45,000 pound point load over a two-foot by two-foot area.

b. Fire Protection Plan

- 1) All homes shall be equipped with an NFPA 13D compliant residential fire sprinkler system.
- 2) The number and location of fire hydrants shall be finalized in the civil review process. No home shall be located more than 300 feet from a hydrant.
- 3) The water supply system shall provide a minimum of 1,500 gpm as determined by the City of Redmond utility engineer.

c. Fire Code Permit

- 1) Residential fire sprinkler permit
- 2) Underground tank removal permit (if applicable)
- 3) Solar Photovoltaic Installation permit (if applicable)

Code Authority: RMC 15.06; RZC Appendix 2, Redmond Fire Department Standards and Redmond Standard Specifications and Details

5. Planning Department

Reviewer: Tim McHarg, Principal Planner

Phone: 425-556-2414

Email: tmcharg@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 construction drawings. A map of all retained trees shall be shown and recorded at the time of final plat.

Code Authority: RZC 21.72.060.D

Condition Applies: Coordinated Civil Review

- b. Tree Health Assessment.** An updated tree health assessment shall be provided during the Civil review process.

Code Authority: RZC 21.32

Condition Applies: Coordinated Civil Review

- c. Setbacks.** Setback classifications (i.e. 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: RZC 21.08.170.H

Condition Applies: Final Plat

- d. Size-Limited Units.** The final plat shall designate the lots for the four (4) required size-limit units.

Code Authority: RZC 21.08.360.C

Condition Applies: Building Permits and Final Plat

- e. Residential Architectural, Site, and Landscape Design.** All single-family building permits associated with the Plat shall be reviewed by the Department of Planning and Community Development for conformance with the Residential architectural, site and landscape design requirements. All building permits shall include a front yard landscape plan prepared by a licensed landscaped architect to comply with RZC 21.08.180.F.2.a.i and .ii.

Code Authority: RZC 21.08.180.B

Condition Applies: Building Permit

- f. Landscaping.** The final plat shall include a note stating that the purpose of the perimeter and transition landscaping on Lots 1 – 13 and 15 – 24 and on Tracts A and C is to fulfill a requirement of development approval and that the landscaping shall not be removed.

Code Authority: RZC 21.08.180.F
Condition Applies: Final Plat

- g. Planting Standards.** Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted a minimum of eight feet from the centerline of any water/sewer lines, unless otherwise approved and provisions provided. Shrubs shall be planted to maintain at least four feet of clearance from the center of all fire hydrants/connections.

Code Authority: RZC 21.32.080

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

Code Authority: RZC 21.08.170.L.2.a
Condition Applies: Building Permits and Final Plat Document

- i. Impact Fees.** The existing (4) single family residential units are eligible to be used as credits toward impact fees due during building permit review of new structures in the subdivision. If the proposed development is eligible for any additional credits including right-of-way dedication and system improvements, these additional credits will be assessed and provided after construction, dedication or implementation is completed and accepted by the City.

Code Authority: RMC 3.10
Condition Applies: Building Permit

- j. Bonds.** Bonds for Landscaping, Tree Preservation, Tree Replacement and Mitigation shall be provided not less than five days prior to request for Mylar signatures. Drafts of the Bond Agreements, Bond quantity Worksheets and Bond Calculation Worksheets shall be submitted at time of Civil Construction Application. If not provided at the time of CCR submittal, the entire submittal will be rejected for intake.

Code Authority: RZC 21.76.090.F
Condition Applies: Building Permit

- k. Building Permit Submittal.** Items listed within the *Building Permit User Guide—Planning* shall be provided and remain code compliant at the time of building permit submittal. All tables, associated information, and submittal items shall be completed per the required formatting. The *Intake Requirements Overview and Signature Page*, Tree Preservation Plan (from the recorded plat), and a copy of the recorded final plat shall be provided not less than TWO business days prior to permit application submittal. If these

requirements are not met and provided at the designated time per the building permit application submittal, the submittal will be rejected.

Code Authority: RMC 15.08

Condition Applies: Building Permit

- l. Affordable Housing.** The Belcaro Plat shall comply with the Affordable Housing Regulations in RZC 21.20.050 by providing one (1) affordable single family dwelling unit/lot at the 50% AMI level. Prior to approval of the first residential building permit within the plat, the applicant shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20.040.B.3. This shall include demonstrating that the affordable single family dwelling units provide the number of bedrooms that is generally proportionate to the bedroom mix of the market rate single family dwelling units in the plat. An agreement in a form approved by the City must be recorded with the King County Recorder's Office to stipulate conditions under which the required affordable housing units will remain as affordable housing in perpetuity. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant. Prior to the issuance of any building permit, the owner shall sign any necessary agreements with the City to implement these requirements. Applicant shall initiate contract the agreement approval process by contacting Ian Lefcourte at 425-556-2438 and ilefcourte@redmond.gov.

Code Authority: RZC 21.20.050

Condition Applies: Building Permit

- m. Archeological and Historical Preservation:** This site does not contain a known archeological site and does not have a high probability of containing archeological resources.

An Inadvertent Discovery Plan shall be employed during all ground disturbing activities including demolition of existing structures, clearing, and grading. The Inadvertent Discovery Plan, including example images of common cultural resources shall be laminated and posted in a commonly accessible portion of the project site. Project proponents and contractors shall be made aware of the Inadvertent Discovery Plan and example images as well as to the Inadvertent Discovery Plan's purpose. If archaeological resources or archaeological indicators are unearthed or exposed in the course of a project the applicant shall stop work immediately and shall implement the procedures of the Inadvertent Discovery Plan.

Code Authority: RZC 21.30.070.D

Condition Applies: Civil Construction & Building Permit

- n. Construction Parking Requirements and Contact Information.** A sign shall be posted on-site visible to the public throughout the duration of all construction activity per the Construction Contact Sign Handout. Construction activities consist of all site work including, but not limited to grading, landscaping, infrastructure and building permit

related construction. Applicant and contractor shall work with city planner prior to mylar signing to determine location(s) of sign(s). Contact information shall remain up-to-date and visible at all times. The assigned city planner shall be notified within two business days when contact person has been changed and a picture of the updated sign shall be e-mailed. Construction Parking requirements for the project shall be denoted on the bottom portion of the sign per handout instructions.

Code Authority: RZC 21.76.070.B.3.a.ii.A; Comprehensive Plan TR-19. Parking requirements for the project shall be denoted on the bottom portion of the sign per handout instructions.

6. Potholing

Reviewer: Tom Sage, Senior Engineer

Phone: 425-556-2488

Email: tsage@redmond.gov

All existing utilities at the location of the proposed water/sewer mains, storm and service line crossings shall be potholed prior to submittal of first Civil Plan Review.

Potholing in the City Right-of Way requires a permit, approved traffic control plans, and a performance bond before commencing work. The developer shall include in the Right-of-Way permit, a list of potholing numbers along with the potholing information for each number, such as utility name, type of facility and the reason for potholing.

The developer shall do the following during and after potholing:

1. Follow City of Redmond Detail 203 for pothole restoration.
2. Protect existing traffic loops.
3. Survey all potholing locations.

Based on the final survey, a modified design of sewer, water and storm facilities may be necessary to avoid conflict with existing utilities.

All potholing information shall be included in the plans and profiles of water, sewer, and storm design in first submittal of CCR review. The developer shall add clearance information on the water/sewer/storm profiles at all crossings of existing and proposed utilities. Minimum clearance of one foot is required between the sewer/water mains and other utilities including storm sewer.

Code Authority: Water and Wastewater System Extensions Design Requirements Section IV.3.M and Section V.3.K; Stormwater Technical Notebook, Issue No. 8, Amended June 5, 2019.

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:

Preconstruction Conference

Transportation and Engineering

RMC 6.36	Noise Standards
RZC 21.52	Transportation Standards
RZC 21.40.010.E	Design Requirements for Parking Facilities
RZC 21.54	Utility Standards
RMC 12.08	Street Repairs, Improvements & Alterations
RMC 12.12	Required Improvements for Buildings and Development
RMC 12.16	Highway Access Management
RZC 21.76.100.F.9.C	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020.G	Site Construction Drawing Review
RZC 21.76.020.G3	Preconstruction Conference
RZC 21.76.090.F	Performance Assurance
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Record Drawing Requirements, February 2021
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)

Water and Sewer

RMC 13.04	Sewage and Drainage
RMC 13.08	Installing and Connecting Water Service
RMC 13.10	Cross-Connection and Backflow Prevention
RZC 21.17.010	Adequate Public Facilities and Services Required
RZC Appendix 3	Design Requirements for Water and Wastewater System Extensions
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond	Design Requirements: Water and Wastewater System Extensions - April 2019.

Stormwater/Clearing and Grading

RMC 13.25	Temporary Construction Dewatering
RMC 15.24	Clearing, Grading, and Storm Water Management
RZC 21.32.080	Types of Planting
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond	Stormwater Technical Notebook, Issue No. 8, Amended June 5, 2019
Department of Ecology	Stormwater Management Manual for Western Washington (July 2019)

Fire

RMC 15.06	Fire Code
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Fire Department Design and Construction Guide
City of Redmond	Fire Department Standards

Planning

RZC 21.08	Residential
RMC 3.10	Impact Fees
RZC 21.20	Affordable Housing
RZC 21.24	Fences
RZC 21.30	Historic and Archeological Resources
RZC 21.32	Landscaping
RZC 21.34	Lighting
RZC 21.36	Open Space
RZC 21.40	Parking Standards
RZC 21.72	Tree Protection

Planning

RZC 21.10	Downtown
RZC 21.12	Overlake
RZC 21.14	Commercial
RZC 21.14	Business Park, Manufacturing & Industry
RZC 21.58, 60, 62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32	Landscaping and Tree Protection
RZC 21.34	Exterior Lighting Standards
RMC 6.36	Noise Standards
RZC 21.38	Outdoor Storage and Service Areas
RZC 21.40	Parking Standards
RZC 21.64	Critical Areas
RZC 21.44	Signs
RZC 21.48	Transfer of Development Rights (TDRs)
RZC 21.50	Transition Area Overlay Areas
RZC Appendix 1	Critical Areas Reporting Requirements

Building

RMC 15.08	Building Code
RMC 15.12	Electrical Code
RMC 15.14	Mechanical Code
RMC 15.16	Plumbing Code
RMC 15.18	Energy Code
RMC 15.20	Ventilation and Indoor Air Quality Code

Decided February 27, 2024.

By:

A handwritten signature in blue ink, appearing to read "Sharon A. Rice", written over a horizontal line.

Sharon A. Rice
City of Redmond Hearing Examiner

Note: Type III decisions of the Hearing Examiner may be appealed to the King County Superior Court as provided in RZC 21.76.060.J.

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

In the Matter of the Application of) NO. LAND-2021-00943
)
)
Belcaro Subdivision)
)
) PRELIMINARY PLAT
)
)
)
CERTIFICATE OF SERVICE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of February, 2024, a true and correct copy of the Findings, Conclusions and Decision in the Matter of the Application of **BELCARO SUBDIVISION, LAND-2021-00943** for approval of a Preliminary Plat was sent via email to the Staff Planner and via United States Postal Service first class mail to the Parties of Record with adequate postage prepaid.

February 28, 2024

Date



Cheryl Xanthos
City Clerk, MMC
City of Redmond, Washington