



QUASI JUDICIAL

DATE: October 23, 2020

MEMO TO: Parties of Record

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

SUBJECT: **GARBARINO PRELIMINARY PLAT AND ALTERATION OF GEOLOGICALLY HAZARDOUS AREAS LAND-2015-02248 AND LAND-2020-00502**

Reconsideration of the Hearing Examiner's Decision

Enclosed is a copy of the Hearing Examiner's Findings, Conclusions, and Decision on the Garbarino Preliminary Plat and Alteration of Geologically Hazardous Areas, LAND-2015-02248 and LAND-2020-00502. 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 by email prior to **5:00 p.m. on November 6, 2020.**

City of Redmond Office of the Hearing Examiner Contact Information:

Mailing Address

Office of the Hearing Examiner
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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-2015-02248 – Preliminary Plat
)	LAND-2020-00502 – Alteration of Geologic
)	Hazard Areas
Milestone Northwest, LLC)	Garbarino Plat
)	
)	
)	
For Preliminary Plant and Alteration of a)	FINDINGS, CONCLUSIONS, AND DECISION
<u>Geologic Hazard Area</u>)	

SUMMARY OF DECISION

The requests for approval of a preliminary plat to subdivide 2.6 acres into 14 single-family residential lots and two tracts, and for permits to alter a geologic hazard area to construct a utility maintenance access road, an associated retaining wall, and a wall drain outfall, are **GRANTED** subject to conditions.

SUMMARY OF RECORD

Request:

Greg Arms of Milestone Northwest LLC (Applicant) requested approval of a preliminary plat to subdivide 2.6 acres into 14 single-family lots and two open space tracts. Twelve of the lots would contain single-family detached residences, and two of the lots (Lots 7 and 8) would contain single-family attached residences. In addition, the Applicant requested an alteration of a geologic hazard area permit (AGHA) to construct a utility maintenance access road, an associated retaining wall, and a wall drain outfall within a landslide hazard area. The subject property is located at 10030 and 10042 136th Ave NE in Redmond, Washington.

Hearing Date:

The Redmond Hearing Examiner conducted a virtual open record hearing on the request on October 5, 2020, and subsequently issued an Order Supplementing Record on October 12, 2020 to request additional information on the AGHA request. The requested information was submitted on October 14, 2020 and the record closed on that date.

Testimony:

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

Ben Sticka, Senior Planner, City of Redmond
Ian Faulds, Planner, LDC, Inc., Applicant Representative
Greg Arms, Applicant
Bob Layton, Registered Consulting Arborist, Applicant Representative

Exhibits:

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

1. Technical Committee Report, with the following attachments:
 1. Plan Set
 2. Notice of Application, Certificate of Public Notice and Public Notice Site Plan
 3. Public Comments
 4. SEPA Application Form DNS Certificate of Posting
 5. Notice of Public Hearing and Certificates of Posting
 6. Neighborhood Meeting Notice
 7. SEPA Checklist
 8. Tree Removal Request and Approval Memo
 9. Arborist Report
 10. Critical Areas Report
 11. Geotechnical Report
 12. Determination of Completeness
 13. Stormwater Report
 14. Vicinity Map
 15. General Application
2. Project Timeline submitted by LDC, Inc., dated October 5, 2020
3. City PowerPoint Presentation
4. Comment email from Laura Anderson, dated October 4, 2020, with attached map and email correspondence with Ben Sticka, dated August and September 2016 - with interlineated Staff responses (in red) by Ben Sticka
5. Applicant response to public comment in Exhibit 4, timely submitted October 7, 2020¹
6. Post-hearing public comment email timely submitted by Laura Anderson, dated October 7, 2020
7. Staff Response to post-hearing comments (interlineated into Laura Anderson October 7, 2020), timely submitted by Ben Sticka
8. Memorandum from Ben Sticka to the record, dated October 14, 2020, in response to the Hearing Examiner's Order Supplementing record, with the following attachments:
 - A. Geologic Hazard Area Exception Review letter from Aspect Consulting, dated May 27, 2020

¹ The record was held open to allow Applicant response to Exhibit 4.

- B. Geologic Hazard Area Exception Review letter from Aspect Consulting, dated July 7, 2020

The record also includes an October 12, 2020 Order Supplementing Record issued by the undersigned.

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

FINDINGS

1. Greg Arms of Milestone Northwest LLC (Applicant) requested approval of a preliminary plat to subdivide 2.6 acres into 14 single-family lots and two open space tracts. Twelve of the lots would contain single-family detached residences, and two of the lots (Lots 7 and 8) would contain single-family attached residences. In addition, the Applicant requested an alteration of a geologic hazard area (AGHA permit) to construct a utility maintenance access road, an associated retaining wall, and a wall drain outfall within a landslide hazard area. The subject property is located at 10030 and 10042 - 136th Ave NE in Redmond, Washington. *Exhibits 1, 1.1, and 1.15.*
2. After an extensive pre-application process that commenced in 2015, the application was submitted and determined to be complete on June 9, 2020. *Exhibits 1, 1.12, and 2.*
3. The subject property is located in the Willows/Rose Hill Neighborhood and is zoned Residential Innovative (RIN) Single-Family Urban Residential. *Exhibit 1, page 3.* The purpose of the RIN zone is as follows:

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

Redmond Zoning Code (RZC) 21.08.070.A.

4. The City of Redmond Comprehensive Plan contains policies that promote a mix of residential units designed to meet County affordable housing targets (HO-2), encourage infill development (LU-6), ensure that new residential development blends with and helps maintain the existing character of the neighborhood subarea (N-WR-A-3), and promote attractive, friendly, safe, quiet, and diverse residential neighborhoods (LU-28) designed to be consistent with sustainable design standards, landscaping requirements, and

building design guidelines (HO-15). Planning Staff submitted that, as proposed and conditioned, the project would be consistent with applicable Comprehensive Plan goals and policies. *Exhibit 1.*

5. The subject property contains two single-family residences, which would be removed in conjunction with development of the site. Surrounding properties to the north, south, and west are zoned RIN and are developed with single-family residences. The properties to the east across 138th Avenue NE are zoned R-1 (Single-Family Constrained Residential) and developed with single-family residences. *Exhibits 1 and 1.1.*
6. The subject property does not contain any wetlands, streams, or wildlife habitat conservation areas that are regulated under the City's critical areas ordinance (CAO, RZC Chapter 21.64). The slopes on site range from zero to 15%. However, the land to the east of the subject property, in the location of the proposed maintenance access road, retaining wall, and outfall, contains steep slopes exceeding 40%, which are classified as a landslide hazard area under RZC 21.64.060.A.1.b. The distance between the nearest residential lot and the top of the landslide hazard slope to the east would be more than 120 feet. *Exhibits 1, 1.10, 1.11, and 8.*
7. According to development standards applicable to the RIN zone, the maximum base density (not including bonus units) is five dwelling units per acre, or 13 dwelling units for the 2.6-acre site. The proposed 14 dwelling units are permissible under the zoning ordinance because the project qualifies for one bonus dwelling unit for providing an affordable housing unit pursuant to RZC 21.20.030. *Exhibits 1 and 1.1; RZC 21.08.070.*
8. Per RZC 21.20.030.C, at least 10% of the units in new housing developments over 10 dwelling units must be designated affordable housing units (i.e., affordable to households earning 80% of the area median income adjusted for household size, spending no more than 30% of income on housing expenses). In this case, one affordable housing unit is required. The project would develop two fee simple lots containing two attached single-family units - Lots 7 and 8 - and Lot 7 is proposed to contain the unit that meets City Code requirements for affordable housing units.² *Exhibits 1 and 1.1; Greg Arms Testimony.*
9. The proposed lots have been designed to satisfy the bulk dimensional standards of the RIN zone. The average lot size would be 5,034 square feet (a minimum of 4,000 square feet is required), the lot width circle would be at least 40 feet (a minimum of 35 feet is required), and the minimum lot frontage would be 20 feet (a minimum of 20 feet is required). Building envelopes consistent with the minimum required setback standards are depicted on the plat map. Compliance with Willows-Rose Hill neighborhood

² The Technical Committee report incorrectly identifies Lot 6 as the affordable unit, and at least one plan in the record identifies Lot 8 as the affordable unit. In testimony, the Applicant confirmed that it is Lot 7, the smallest proposed lot, that would contain the unit consistent with affordable housing criteria. The Technical Committee report mentions a duplex; however, the units are two attached (shared wall) fee simple lots, and not a duplex. *Greg Arms Testimony.*

regulations requiring a minimum of 15 feet of building separation, a maximum lot coverage of 35%, front yard landscaping, and a minimum of 80 square feet of front structural/landscaping features such as porches, deck gardens and similar would be determined at the time of building permit review. *Exhibits 1 and 1.1; RZC 21.08.070; RZC 21.08.180.*

10. The Applicant has submitted an open space plan demonstrating compliance with the minimum 20% of lot area open space requirement of the RIN zone. The total open space would be 28,156 square feet, including 16,818 square feet within Tracts A and B. At least 16% of each lot's area would consist of private open space. *Exhibits 1 and 1.1.*
11. Redmond Zoning Code 21.72 requires that all healthy landmark trees and 35% of all healthy significant trees be retained.³ The subject property contains 10 healthy landmark trees and 147 healthy significant trees (157 regulated trees total). The Applicant proposes to remove six of the landmark trees, remove 90 of the significant trees, and impact four of the significant trees, resulting in an overall retention rate (not counting the impacted trees) of 36%. The tree retention plan provides for a grove of trees in the eastern portion of the site to protect existing trees on adjacent parcels from wind. The Applicant applied for and obtained Department of Planning and Community Development approval of landmark tree exception requests to remove the six landmark trees. Pursuant to RZC 21.72.080, removed significant trees are required to be replaced at a 1:1 ratio and removed landmark trees to be replaced at a 1:3 ratio. The Applicant proposes to meet the requirement through a combination of planting trees and paying a fee in lieu of planting if not all planting can be accomplished on site. *Exhibits 1.1, 1.8, and 1.9.*
12. The zoning code requires that new subdivisions provide landscaping along the perimeter of the site to soften the transition between new and existing dwelling units when the proposed dwellings are directly adjacent to developed lots or can be viewed from public streets or parks. *RZC 21.08.180.* The proposal includes perimeter landscaping to comply with the landscaping regulations. The City Technical Committee granted a deviation from the requirement with respect to a portion of the site perimeter that could not meet requirement while providing required utility maintenance access. *Exhibits 1 and 1.1.*
13. Access to the subdivision would be from 136th Avenue NE via a proposed new public road identified on the preliminary plat map as Road A. Access to individual lots would be from Road A. The 136th Avenue NE and Road A street frontages would be improved with sidewalks and planter strips. With respect to the segment of Road A fronting a parcel that is not part of the proposed development, a four-foot asphalt safe walk path would be installed in lieu of a five-foot sidewalk. Road A would include hammerhead turnarounds in two locations, including a fire turnaround in proposed Tract A, between Lots 4 and 5. City Staff submitted that the proposed design would provide for safe and

³ Pursuant to RZC 21.78, landmark trees are those that are greater than 30 inches in diameter at breast height and significant trees are those that are between six and 30 inches in diameter at breast height.

orderly traffic circulation and satisfy pedestrian safe walk route requirements. *Exhibits 1, 1.1, 4, 5, 6, and 7.*

14. The proposed subdivision is expected to generate 132 new average daily vehicle trips, including 10 new AM peak hour trips and 14 new PM peak hour trips. Traffic impacts would be mitigated through payment of mitigation fees assessed pursuant to Redmond Municipal Code (RMC) 3.10. *Exhibit 1; RMC 3.10.*
15. The subject site is within the Lake Washington School District. Students from the proposed plat would attend Twain Elementary School (0.67 mile southwest of subject property), Rose Hill Middle School (1.9 miles south of the subject property), and Lake Washington High School (2.1 miles southwest of subject property). Bus service would be provided to all three schools from bus stops located between 0.2 and 0.69 miles of the subject property. In addition, a safe walking route per RZC 21.17.010.F.2 would be provided between the subject property and Twain Elementary School. The Applicant would extend a four-foot wide asphalt walking path south from the subject property frontage on 136th Avenue NE to an existing pathway/sidewalk route commencing at 136th Avenue NE and NE 100th Street. School impacts would be mitigated through payment of mitigation fees assessed pursuant to RMC 3.10. *Exhibits 1 and 1.1; RMC 3.10; Ian Faulds Testimony.*
16. All lots within the subdivision would be connected to the municipal water system. Water system improvements would include extension of a water main through Road A from the existing main within 136th Avenue NE. *Exhibits 1 and 1.1.*
17. All lots within the subdivision would be connected to the municipal sewer system. Sewer system improvements would include installation of a new sewer main along the length of proposed Road A and along 138th Avenue NE, a private drive to the east of the site, and replacement of an existing sewer line within NE 100th Street. The Applicant has obtained a 30-foot easement to install the sewer main and construct the associated required 14-foot-wide maintenance access road within 138th Avenue NE. To support the access road, the Applicant proposes to construct an approximately 70-foot long and nine-foot tall retaining wall to the east of the road. A guardrail would be installed along the roadway. *Exhibits 1, 1.1 (see sheets TO-02, UT-02, and RD-02), 1.11, and 8.*
18. The 138th Avenue NE project area contains steep slopes exceeding 40% in gradient that meet the criteria for a regulated landslide hazard area as defined in RZC 21.64.060.A.1.b. Development is prohibited within landslide hazard areas, except for road and utility installation meeting the criteria for an Alteration of a Geologic Hazard Area permit contained in RZC 21.76.070. *Exhibits 1 and 8.*
19. There are no feasible alternatives to constructing the maintenance access road and retaining wall in the proposed location. Site topography requires that gravity-based utilities including the sewer and stormwater systems discharge to the east. Narrowing the road or shifting the improvements to the west would not be feasible due to the lack of vehicle turnaround, the limited space available for improvements, and additional slope

constraints. The proposed retaining wall would be located as close to the road as allowed by City regulations and the wall foundation would be stepped, if possible, to reduce alteration of the slope. *Exhibits 1 and 3; Exhibit 1.11, page 3.*

20. During a field investigation of the affected landslide hazard area, no indications of recent landslide activity were observed, and there were no seeps or springs observed on the slope face. The Applicant's geotechnical engineer provided recommendations for design and construction of the retaining wall, including recommendations with respect to drainage, and conducted a slope stability analysis to evaluate the impact of the proposed retaining wall on the landslide hazard area. His conclusion was that the slope would be stable under both static and seismic conditions. *Exhibit 1.11.* The City engaged the services of a third-party engineering firm (Aspect Consulting) to review the Applicant's analysis, and the firm recommended approval of the project. *Exhibits 8 and 8.B.*
21. Under current conditions, surface water runoff from the subject property flows offsite to the east. The Applicant proposes to construct a combined detention/wet vault within Tract B, at the eastern end of the subject property, to meet the water quality and flow control requirements of the City of Redmond Stormwater Management Technical Notebook and the Department of Ecology Stormwater Management Manual. The treated stormwater would be discharged to the east, to the existing stormwater conveyance system in 138th Avenue NE. *Exhibits 1.13 and 1.1 (see sheets RD-02 and SR-02).*
22. The City reviewed the proposal under the State Environmental Policy Act and issued a determination of non-significance (DNS) on July 20, 2020. *Exhibit 1.4.*
23. Notice of the open record public hearing was posted on site and online, published in the *Seattle Times*, and mailed to owners of property within 500 feet of the site on or before September 14, 2020. *Exhibits 1 and 1.5.*
24. Public comment on the application related primarily to tree removal/retention and the proposed safe walking paths along Road A and 136th Avenue NE. *Exhibits 1.3, 4, 5, and 6.* With respect to trees, there was concern about the health of trees proposed for retention, and about whether proposed tree removal would cause surrounding trees to be susceptible to wind damage. *Exhibit 1.3.* One member of the public questioned whether the project had been accurately represented at the various public engagement points. This commenter also sought confirmation that her property was not included in the proposal, future impacts to a specific offsite drainage swale, questions about a retaining wall due to proposed grade changes, concern that the off-site safe walk path would be poorly maintained and that it would impact three off site fruit trees, and generally sought certainty regarding impacts to her property. *Exhibits 4, 5, and 6.* The documents submitted in the record reflect that the Applicant's arborist has evaluated the health of the trees proposed for retention on multiple occasions, and recently revised the tree retention plan to address concerns regarding tree stability. *Exhibits 1 and 1.9; Bob Layton Testimony.* With respect to the recommended safe walking path, members of the public registered objection to it due to aesthetic and maintenance issues, as well as concerns that the paths would result in tree removal or drainage issues. *Exhibits 1.3, 4, 5, 6, and 7.*

City Staff submitted that the safe walk paths are required for the project's compliance with City code, and that with respect to 136th Avenue NE they wouldn't support deviation from the requirement due to pedestrian safety concerns, because otherwise students walking to school would be forced to walk in the street. The final design of the paths would be subject to compliance with City standards relating to width, slope, and drainage flow. Runoff from the Road A path would flow into an existing swale within the right-of-way, which would need to be sized to ensure that the runoff is contained within the right-of-way. *Exhibits 1.3, 4, 5, 6, and 7.*

25. The Technical Committee, comprised of staff from City of 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 project approval subject to conditions. *Exhibit 1.* Applicant representatives waived objection to the recommended conditions. *Testimony of Ian Faulds and Greg Arms.*

CONCLUSIONS

Jurisdiction:

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

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.

Alteration of a Geologic Hazard Area Criteria for Review:

Pursuant to RZC 21.76.070.E, the Examiner may approve an application for an alteration of a geologic hazard area only if the applicant demonstrates the following:

- a. There must be no reasonable alternative to locating in a Landslide Hazard Area. Alternative locations which would avoid impact to the Landslide Hazard Area must be shown to be economically or functionally infeasible.
- b. A geotechnical evaluation must be conducted to identify the risks of damage from the proposal, both on-site and off-site, and to identify measures to eliminate or reduce risks. The proposal must not increase the risk of occurrence of the potential geologic hazard.
- c. Impacts shall be minimized by limiting the magnitude of the proposed construction to the extent possible, any impacts must be eliminated or mitigated by repairing, rehabilitating, restoring, replacing, or providing substitute resources consistent with the mitigation and performance standards set forth in RZC 21.64.010.L and M.

Conclusions Based on Findings:

Subdivision

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 proposal satisfies the City's tree retention/replacement standards and affordable housing requirements. With approval of the AGHA, the proposal satisfies the critical areas ordinance. The proposal is consistent with Comprehensive Plan policies that encourage infill development where utilities are available and the provision of affordable housing. Adequate public facilities and services would be available to the development. The City reviewed the project under SEPA and issued a DNS. *Findings 1, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 21, and 22.*
2. As conditioned, the proposal conforms to the requirements of the RIN zone. The proposed housing density is within the allowed range as modified through the affordable

housing incentive, and the proposed lots are consistent with the dimensional standards of the zone. Open spaces and landscaping consistent with ordinance standards would be provided. *Findings 7, 8, 9, 10, and 12.*

3. As conditioned, the proposal is consistent with the requirements of RZC 21.74, including requirements for easements, utilities, and streets. *Findings 13, 16, 17, and 25.*
4. As conditioned, the proposal makes adequate provision for streets. *Findings 12 and 13.*
5. As conditioned, the proposed subdivision would be adequately served by utilities, including stormwater management. *Findings 16, 17, and 21.*
6. As conditioned, the proposal makes adequate provision for parks, recreation, and playgrounds. Common open space would be provided in Tracts A and B and private open space would be provided within individual yards. *Finding 10.*
7. As conditioned, the proposal makes adequate provision for schools and school grounds. The proposed plat would be subject to a per-lot school impact fee. *Finding 15.*
8. As conditioned, the proposal makes adequate provisions for sidewalks and safe walking conditions for students. Although there was objection from neighbors regarding the safe walk paths, the requirement is consistent with both City and state law, and the safety benefit outweighs aesthetic concerns. To require full sidewalk improvements along the entire walking route would be disproportionate to the impacts of the proposed 14-lot development. *Findings 15 and 24.*
9. As conditioned and with approval of the AGHA, the proposal serves the public interest and makes appropriate provisions for the public health, safety, and welfare. The tree retention plan is responsive to safety concerns. The conditions of approval address fire department requirements. The Applicant will be required to pay impact fees for fire, parks, schools, and transportation per RMC 3.10. Based on analysis by geotechnical engineers, the proposed off-site utility maintenance access road, retaining wall, and drainage improvements are not expected to adversely affect the landslide hazard slopes. *Findings 6, 11, 13, 14, 15, 16, 17, 20, 21, 24, and 25.*
10. Geotechnical considerations were professionally reviewed, and limitations to development were considered in the design of the project. The Applicant has applied for an AGHA to address landslide hazards within the proposed off-site utility corridor. On site, there are no geotechnical limitations to development. *Findings 6, 18, 19, and 20.*

Alteration of a Geologically Hazardous Area

11. There is no reasonable alternative to locating the maintenance access road, retaining wall, and wall drain outfall in a landslide hazard area, as alternatives that would avoid the landslide hazard area would be functionally infeasible. *Finding 19.*

12. A geotechnical evaluation was conducted, which evaluated the risk of damage from the proposal. The conclusion of the review was that the slope would be stable under static and seismic conditions. *Finding 20.*
13. The project has been designed to minimize impacts. *Finding 19.*

DECISIONS

Based on the preceding findings and conclusions, the requests for approval of a preliminary plat to subdivide 2.6 acres into 14 single-family residential lots and two tracts and of a permit for alteration of a geologic hazard area to construct a utility maintenance access road, an associated retaining wall, and a wall drain outfall, are **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	6/5/19	<i>and as conditioned herein.</i>
SEPA Checklist	6/23/20	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	6/5/19	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	6/5/19	<i>and as conditioned herein.</i>
Stormwater Design	6/5/19	<i>and 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: Min Luo, Senior Engineer

Phone: 425-556-2881

Email: mluo@redmond.gov

- a. Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of civil construction drawing approval and finalized upon recording of the final plat subdivision. The existing and proposed easements and right-of-way shall be shown on the civil construction plans and final plat documents. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.
- i. Easements are required as follows:
- a) A 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way on the east side of 136th Avenue NE along the development's frontage.

- b) A 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along the right-of-way on the north side of “Road A” along the development’s frontage.
- c) A 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along the right-of-way on the south side of “Road A” along the development’s frontage.
- d) 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) New right-of-way lines joining at the northeast corner of the intersection of 136th Avenue NE and “Road A” shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area at the northeast corner. The area formed by this radius or chord shall also be dedicated as right-of-way.
- b) A strip of land 53 feet wide shown as “Road A” between 136th Avenue NE and approximately the driveway access to Lot 13 in the Site Plan prepared by LDC, signed on June 11, 2020, shall be dedicated as right-of-way.
- c) A strip of land 27 feet wide shown as half street of “Road A” between approximately the driveway access to Lot 13 and to the east lot line of Lot 14 in the Site Plan prepared by LDC, signed on June 11, 2020, shall be dedicated as right-of-way.

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 136th Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, per COR SD 202 or 203. If the Pavement Condition Index (PCI) of the existing pavement is below 70 (as determined by the City’s bi-annual pavement survey), the development shall be required to plane and overlay the entire half street along the project frontage at a minimum as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Paul Cho at 425-556-2751 with questions.

Code Authority: RMC 12.08; Redmond Standard Specifications & Details

c. Street Improvements

- i. The frontage along 136th Avenue NE must meet current City Standards, which includes asphalt paving 11 feet, three-foot thickened edge or concrete ribbon curb measured from the right-of-way centerline, 10-foot drainage swale, five-foot wide concrete sidewalk, storm drainage, streetlights, street signs and underground utilities including power and telecommunications. The minimum pavement depths for the street section shall consist of:
 - Seven-inches of HMA Class ½” PG 64-22
 - Four-inches of 1-1/4 inch 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)
- Super elevated 2% sloped to drain system

Code Authority: RZC 21.52.030; 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details

ii. The frontage along “Road A” approximately between STA 12+20.00 and STA 14+67.00 must meet current City Standards, which includes asphalt paving 22 feet, three-foot thickened edge or concrete ribbon curb on each side, 10-foot drainage swale and five-foot concrete sidewalk on the south side and a five-foot planter and a five-foot wide concrete sidewalk on the north side, 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:

- Seven-inches HMA Class ½” PG 64-22
- Four-inches of 1-1/4 inch 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)
- Super elevated 2% sloped to drain system

Code Authority: RZC 21.52.030; 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details

iii. The frontage along “Road A” approximately between the Driveway to Lot 13 and to the east lot line of Lot 14 must meet current City Standards, which includes asphalt paving nine feet, three-foot thickened edge or concrete ribbon curb, 10-foot drainage swale and five feet wide concrete sidewalk on the south side, storm drainage, street lights, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- Seven-inches HMA Class ½” PG 64-22
- Four-inches of 1-1/4 inch 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)
- Super elevated 2% sloped to drain system

Code Authority: RZC 21.52.030.F; RZC 21 Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020

- iv. The on-site vault access and off-site maintenance access meet current City Standards Specifications and Details DG 11, which includes asphalt paving 14 feet for the off-site maintenance access and asphalt paving 16 feet for the vault access, two-foot gravel shoulder on each side of the vault access and the off-site maintenance access. The minimum pavement section for the on-site vault access and the off-site maintenance access shall consist of:
- Nine-inches HMA Class ½” PG 64-22
 - Four inches of 1-1/4 inch 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)
 - Super elevated 2% sloped to drain system
- v. 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: RZC 21.52.030.F; RZC 21 Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020

- vi. Sidewalks constructed to City standard are required at the following locations:
- Five-foot concrete sidewalks on the east side of 136th Avenue NE along the development’s frontage
 - Five-foot concrete sidewalks on both sides of “Road A” along the development’s frontage
 - Four-foot asphalt safe walk path on the south side of “Road A” along the Parcel 1246700333 frontage and on the east side of 136th Avenue NE between “Road A” and NE 100th Street.

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

Access Improvements

- i. The type and location of the proposed site accesses are approved as shown on the Garbarino site plan prepared by LDC on June 11, 2020.

Code Authority: RZC 21.52.03.E; RZC 21 Appendix 2

- ii. Direct vehicular access to 136th Avenue NE will not be permitted. This restriction shall be indicated on the civil construction plans and other final documents.

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

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.11

- d. **Street Lighting.** Illumination of the street(s) along all property frontages 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 Hidemi Tsuru, Traffic Operations at (425) 556-2749 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at:
<https://www.redmond.gov/862/Transportation-Documentation-Library>
Provide a photometric analysis with all calculation points shown for the roadway. Adjust proposed streetlight locations and/or change the pole style, height and streetlight fixture type to achieve target light levels at the intersection of 136th Avenue NE and "Road A" per City standards.

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

- e. **Safe Walking Route(s).** The Redmond Zoning Code requires that safe pedestrian linkages be provided between new developments and public facilities. The proposed subdivision is within a one-mile walking radius of the Mark Twain Elementary School. An interim four feet asphalt safe walk path on the south side of "Road A" along the Parcel 1246700333 frontage and along the east side of 136th Avenue NE between "Road A" and NE 100th Street, shall be provided.

Code Authority: RCW 58.17.060; RZC 21.17.010.F.2.; RZC 21 Appendix 2; RZC 21.52.030; RZC 21.74.020.I

2. Development Engineering – Water and Sewer

Reviewer: Zheng Lu, Senior Utility Engineer

Phone: 425-556-2844

Email: zlu@redmond.gov

- a. **Water Service.** Water service will require a developer extension of the City of Redmond water system as follows:
- An eight-inch ductile iron water main shall be extended through "Road A" (Public Road) from the existing eight-inch water main along 136th Ave. NE. This water main will be terminated at the property line in front of Lot 8. All water main is to be located under the paved road.
 - There will be 14 single water services, one for each lot. One additional water meter may be required for HOA irrigation purpose.

- Two fire hydrants shall be installed along “Road A”.
- A blow off device shall be installed in the end of the water main to the east.
- Water main, fire hydrant, services including water meter boxes, blow off device are all located within City’s right-of-way. No additional easement will be required.

Code Authority: RZC 21.74.020.D

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

On site sewer:

- An eight-inch PVC sewer main shall be constructed along “Road A” almost the entire length towards 136th Avenue NE. This sewer will serve 14 development lots.
- The applicant will get a five-foot wide sewer easement along south side of neighboring Lot (parcel# 1246700300) property line in order to maintain minimum 10 feet sewer easement in north side of sewer main in accordance with the City of Redmond Design Requirements.
- From the east property line of Lot 8, the “Road A” becomes narrow, a minimum 18 feet wide utility access road must be built for City Vector Truck to access and turnaround using hammer head on top of the storm detention vault.

Offsite sewer:

- About 488 LF of eight-inch sewer main shall be constructed along 138th Ave NE within 30 feet of the existing City utility easement. The sewer main will be located at east side of the existing eight-inch water main with a minimum 10-foot separation.
- Three new 48-inch diameter manholes shall be installed in private land within the existing 30-foot wide existing city utility easements. All manholes must be accessible for city’s vector truck.
- About 132 LF of the existing 8-inch PVC sewer main and 125 LF of the existing 10-inch HDPE sewer main along NE 100th Street shall be replaced.
- The existing manholes (2D3SMH580 and 2D3SMH582) shall be replaced and deepened.
- A 14-foot wide paved sewer access road shall be built along the entire length of the sewer main along 138th Ave. NE with two-foot wide gravel shoulder in both side of access road in accordance with Standard Detail DG11. At intersection of NE 100th Street and 136th Ave. NE, a hammerhead turnaround area must be all paved and the street curb shall be constructed in south and east side of hammerhead.

Code Authority: 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 approval. Off-site easements must be recorded prior to construction drawing approval.

Code Authority: RZC 21.74.020.C, Appendix 3
Condition Applies: Civil Construction and Short Subdivision Document

- 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
Condition Applies: Prior to Pre-Construction Meeting

- e. **Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed. All 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

- f. **Reimbursement Fees:** Reimbursement fees for connection of sewer are required in the amount of \$8,266.44. These fees are due prior to issuance of Site Permit or other city permits, which allows connection to any sewer or water facility.

Code Authority: RMC 13.12.120
Condition Applies: Prior to Permit Issuance

3. **Development Engineering – Stormwater/Clearing and Grading**

Reviewer: Cindy Wellborn, Senior Engineer

Phone: 425-556-2495

Email: cwellborn@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 combination detention/wet vault.
- ii. Provide for overflow routes through the site for the 100-year storm.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.9

b. Water Quality Control

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

Code Authority: RZC 21.74.020.D; RMC 15.24.080.8

- c. Public Stormwater Easements.** Easements will be required for any public stormwater conveyance systems on private property. Easements shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit or issuance of water meter or side sewer permits. The existing and proposed easements shall be shown on the civil plans. Prior to acceptance of the easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.

- i. A variable-width storm drainage easement, granted to the City of Redmond, encompassing the entirety of “Tract B” as shown on the plans prepared by LDC dated 10/29/2019.

Code Authority: RZC 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 and final short subdivision recording, fully executed and recorded easements shall be provided to the Development Engineering Division.

Code Authority: RZC 21.74.020.C

Condition Applies: Civil Construction and Short Subdivision Document

e. Clearing and Grading.

- i. Connect the combination detention/wet vault discharge pipe to the existing public storm pipe in 138th Avenue NE

Code Authority: RMC 15.24.080

f. Temporary Erosion and Sediment Control (TESC).

- i. Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan.

Code Authority: RMC 15.24.080

g. Floodplain Management. The project does not lie within a designated FEMA flood hazard zone.

Code Authority: RZC 21.64.010 and 21.64.040

h. Landscaping.

- i. For the developed site conditions, all landscape areas and all lawn areas within the project site are required to have compost amended soils. See City or Redmond Standard Detail 632 and City of Redmond Specification 9-14 for requirements

Code Authority: RZC 21.32

i. Department of Ecology Notice of Intent Construction Stormwater General Permit. Notice of Intent (NIO) must be submitted to the Department of Ecology (DOE) at least 60 days prior to construction on a site that disturbs an area of one acre or larger. Additional information is available at:
www.ecy.wa.gov/pubs/0710044.pdf.

Code Authority: Department of Ecology Rule

Condition Applies: Prior to Commencement of Construction

4. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshall

Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for the Garbarino Preliminary Plat 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 – Required access not in a public way shall be in a recorded Emergency Vehicle Access Easement and depicted on the plan. This includes, but is not limited to, “Road A”, fire turnaround.
- b.** Fire Protection Plan - All new homes require approved fire sprinkler systems in accordance with NFPA 13d and RFD Standard 5.00.

- c. **Change or Modification** - All new fire hydrants shall be provided with wooden guard posts in accordance with Standard Detail 712. Locations of guard posts shall be depicted on both the Water and Fire Plans.
- d. **Fire Code Permit** - Separate fire installation permits are required for fire sprinkler systems and shall be obtained during the building permit process.

Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG

5. **Planning Department**

Reviewer: Ben Sticka, Senior Planner

Phone: 425-556-2470

Email: bsticka@redmond.gov

- a. **Street Trees.** The following street trees are required to be installed in accordance with RZC 21.32.090 and Standard Detail 907. The minimum size at installation is 2 ½ inch caliper with CU-Structural Soil.

Street	Species	Spacing
136 th Avenue NE & "Road A"	Chanticleer Flowering Pear (Pyrus calleryana 'Chanticleer')	30 feet on-center

Code Authority: RZC 21.32.090

- b. **Tree Preservation Plan.** A Tree Preservation Plan depicting all significant and landmark trees required to be preserved or replaced as part of the site development must be provided with the civil construction drawings.

Code Authority: RZC 21.72.060.D

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

Code Authority: RZC 21.32

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

Code Authority: RZC 21.08.170.H

Condition Applies: Building Permits and Final Plat documents

- 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. Please see Building Permit User Guide condition for additional information.

Code Authority: RZC 21.08.180.B
Condition Applies: Building Permit

- f. **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

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

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

- h. **Impact Fees: Fire, Parks, School & Transportation.** For the purpose of Impact Fees, the use assigned for this project has been determined as single-family. Two existing single-family homes: one at 570 s.f. and one at 3,390 s.f. classified as single-family use may be credited at time impact fee calculation during building permit review. 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

- i. **Bonds.** Bonds for Landscaping, Tree Preservation and Tree Replacement bonds shall be submitted no 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 the time of Civil

Construction Application. If not provided at time of CCR submittal, entire submittal will be rejected for intake.

Code Authority: RZC 21.76.090.F

- j. **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*, Arborist Report (for in-fill lots), Tree Preservation Plan (for active plats), and a copy of the recorded final plat shall be provided no 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, your submittal will be rejected.
- k. **Affordable Housing.** The Garbarino Preliminary Plat shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20.050 by providing one affordable unit. 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 unit will remain as affordable housing for the life of the development. 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 by contacting Human Services and Long-Range Planning staff.

Code Authority: RZC 21.20.050

Condition Applies: Building Permit

- l. **Archeological and Historical Preservation.** The applicant shall provide a copy of the standard Inadvertent Discovery Plan on-site during all ground disturbing and construction related activities. This will ensure that all Federal and State laws are adhered to and managed in the event of any inadvertent discovery that may occur.

Code Authority: RZC 21.30.070.D

Condition Applies: Civil Construction & Building Permit

- m. **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
Condition Applies: Civil Construction & Building Permit

B. Compliance with City of Redmond Codes and Standards

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

Transportation and Engineering

RMC 6.36:	Noise Standards
RZC 21.52:	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.H.6:	Preconstruction Conference
RZC 21.76.020.H.7:	Performance Assurance
RZC Appendix 3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Record Drawing Requirements, July 2015
City of Redmond:	Standard Specifications and Details (current edition at the time of this approval conditions)

Water and Sewer

RMC 13.04:	Sewage and Drainage
RMC 13.07	Wellhead Protection
RMC 13.08:	Installing and Connecting Water Service
RMC 13.10:	Cross-Connection and Backflow Prevention
RMC 13.25	Temporary Construction Dewatering
RZC 21.17.010:	Adequate Public Facilities and Services Required
RZC Appendix 4:	Design Requirements for Water and Wastewater System Extensions
City of Redmond:	Standard Specifications and Details (current edition at the time of this approval conditions)
City of Redmond:	Design Requirements: Water and Wastewater System Extensions - January 2012.

Stormwater/Clearing and Grading

RMC 15.24:	Clearing, Grading, and Storm Water Management
RZC 21.64.060.C:	Planting Standards
RZC 21.64.010:	Critical Areas
RZC 21.64.040:	Frequently Flooded Areas
RZC 21.64.050:	Critical Aquifer Recharge Areas
RZC 21.64.060:	Geologically Hazardous Areas
City of Redmond:	Standard Specifications and Details (current edition at the time of this approval conditions)
City of Redmond:	Stormwater Technical Notebook, Issue No. 8, April 1 st , 2019
Department of Ecology:	Stormwater Management Manual for Western Washington (amended December 2014)

Fire

RMC 15.06:	Fire Code
RZC Appendix 3:	Construction Specification 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

RMC 3.10	Impact Fees
RZC 21.32, 21.72:	Landscaping and Tree Protection
RZC 21.40:	Parking Standards
RCZ 21.64:	Critical Areas

Building

2015 International Building Codes (IBCs)
2015 Uniform Plumbing Code
2015 International Residential Code (IRC)

DECIDED October 23, 2020.

By:



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.

Findings, Conclusions, and Decision

Redmond Hearing Examiner

Garbarino Plat, No. LAND-2015-02248/LAND-2020-00502

page 24 of 24

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

3
4 In the Matter of the Application of) NO. LAND-2015-02248
5) NO. LAND-2020-00502
6)
7 Garbarino Plat) PRELIMINARY PLAT AND ALTERATION
8) OF GEOLOGICALLY HAZARDOUS AREAS
9)

10 **CERTIFICATE OF SERVICE**

11 **CERTIFICATE OF SERVICE**

12 I HEREBY CERTIFY that on this 23rd day of October, 2020, a true and correct copy of the Findings,
13 Conclusions and Decision in the Matter of the Application of **GARBARINO PLAT, LAND-2015-**
14 **02248 AND LAND-2020-00502** for approval of a Preliminary Plat and Alteration of Geologically
15 Hazardous Areas was sent via email to the Staff Planner and via United States Postal Service first class
16 mail to the Parties of Record with adequate postage prepaid.

17
18
19 October 23, 2020
20

21 Date
22

23 
24
25

26
27 Cheryl Xanthos
28 City Clerk, MMC
29 City of Redmond, Washington
30