



(2014 2015) AMENDMENT PACKAGE	Office Use Only
	DATE: _____ ACCEPTED BY: _____ LAND: _____ PAYMENT METHOD: NO FEE

This application is for requesting an amendment to Redmond's Comprehensive Plan and associated Zoning Code provisions as part of the 2014-2015 Comprehensive Plan amendment process.

BACKGROUND

Changes to the Comprehensive Plan, and some Zoning Code regulations such as property-specific zoning designations, are allowable once per year under state law. As the first step in this process, the City invites interested parties to identify proposed changes. Afterward, the Redmond Planning Commission and then City Council review and confirm the list of amendments to be considered over the course of the year, including privately-initiated amendments. The purpose of establishing this list (known as the annual *Comprehensive Plan Docket*) is to coordinate proposed changes and to help the community track progress.

APPLICATION PROCESS AND DEADLINE

Any individual, organization, business, or other group may propose an amendment. For site-specific proposals, a minimum of 75% of property owners must confirm agreement by signing this document. Proposals to amend the Comprehensive Plan and associated Zoning Code provisions must be received in person by **5 pm on Thursday, May 29, 2014**. Proposals received after the deadline will be considered as part of subsequent annual docketing processes. There is no fee for Comprehensive Plan or Zoning Code amendments requested during this process, nor are fees required for associated State Environmental Policy Act (SEPA) review. See page 3 for submittal instructions.

STAFF CONSULT AND APPLICATION DEADLINES

Consultation with Long Range Planning staff is required prior to submitting an application. Contact Pete Sullivan, Senior Planner, to coordinate: ppsullivan@redmond.gov

Purpose of staff consult is to:

- review the proposal
- answer questions;
- preliminarily identify consistency issues; and
- ensure application completeness.

The 2014-15 Comprehensive Plan Amendment process includes two deadlines as described below:

Round 1: May 29, 2014

An application must be received by 5PM on this date for consideration in 2014-15 Comprehensive Plan Amendment docket.

Round 2: June 6, 2014

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Ready to arrange a pre consult meeting? Contact Pete Sullivan, Senior Planner | ppsullivan@redmond.gov



www.redmond.gov/LandUseForms

Comprehensive Plan Amendment



COMPREHENSIVE PLAN APPLICATION

NOTICE: Materials delivered by courier or by mail will not be accepted.

Amendment Name: Zoning Code Amendment

Site Address(if applicable): N/A at this time

Parcel Number(s)(if applicable): N/A at this time

Acres: N/A (if applicable) Zoning designation: TBD (if applicable)

CONTACT INFORMATION

Applicant: Jenny Carbon

Company Name: (if applicable) The Grass Is Always Greener, LLC

Mailing Address: 17511 NE 38th CT

City: Redmond State: WA Zip: 98052

Phone: 206-409-4398 Fax: _____ Email: jennyrickman@comcast.net

AUTHORIZED AGENT

The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge.

Print Name: Jenny Carbon Date: 5-27-14

Signature: _____

ELECTRONIC SUBMITTAL STANDARDS

After staff pre-consult, application materials must be completed electronically, and submitted as follows:

A. PDF File format File Naming Standards:

Application forms should be submitted as PDF documents. Email attachments should be clearly named so they correspond to the forms identified on Page 3.

B. Send PDFs as email attachments:

Include "Comprehensive Plan Amendment Application" in the subject line and send to ppsullivan@redmond.gov

C. Application should be packaged as 4 PDFs

The Comprehensive Plan Amendment application has four components as described on Page 3. Each component should be submitted a stand-alone PDF. Additional responses to applications questions, or other materials such as maps, calculations, or reports should be embedded in the PDF for which they support.

DESCRIPTION OF PROPOSED AMENDMENT

If this proposal is for a **text amendment**, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended. Comprehensive Plan can be accessed at www.redmond.gov/compplan

Specific text to be determined based on staff decision regarding the zoning amendment.

Answer questions below if proposal is for a **property specific amendment**. Also complete questions on Page 5 if proposing to change the **Land Use Map (Map LU 1)**:

What is the current Comprehensive Plan land use designation and zoning?

Proposal is not specific to any address at this time.

What is your desired Comprehensive Plan land use designation and zoning?

Marajuana related-use areas pre-determined by I-502 buffers, exceptions being requested in downt

Describe what type of development is envisioned for the area propose for the amendment . A conceptual drawing of the proposed development may be required.

There is no forseen changes to the area. I am seeking existing space and structure within Redmond city limits.

What land uses are located on and adjacent to the area proposed for amendment?

TBD- I expect to be within all land use requirements.

SUBMITTAL REQUIREMENTS

The application package includes four forms as described below. Also see E-submittal standards, Page 2.

1. Complete & signed copy of **this form**. E-sign is ok.
 - If site specific amendment, include **Signature Document with** signatures of at least 75% of the property owners within the affected geographic area.
 - If site specific or area-wide map amendment, include a **map with the following information**:
 - Parcels and streets in affected area
 - Parcel numbers and street address (es) in affected area.
 - Scale between 1-inch equals 100' and 1 inch equals 800 feet.
2. Complete and signed **General Application form**. Direct link to electronic form [here](#) (opens a PDF document)
3. State Environmental Policy Act (SEPA) **Application and Checklist** Direct link to electronic form [here](#) (opens a PDF document)
4. SEPA Critical Areas Fee **Worksheet** (No fees collected; but worksheet still required) Direct link to electronic form [here](#) (opens a PDF document)

Items 2-3 above can also be accessed at www.redmond.gov/landuseforms

COMPREHENSIVE PLAN AMENDMENTS QUESTIONS

Questions 1 through 8 apply to **all proposed amendments**. Please answer the questions on this page, or attach additional pages as needed, embedding them in the same PDF as this application (see submittal standards on Page 2).

1. What is your proposed amendment intended to accomplish?

Amend zoning regulations in the City of Redmond to comply with I-502 and allow for a retail establishment within Redmond city limits.

2. How will your proposal support the goals contained in Redmond's Comprehensive Plan? Goals are shown on page 6.

A retail marijuana business will bring economic diversity, support small and local business, create jobs throughout different industries, serve as a green business that will emphasize personal choices in lifestyle and health while providing options through cultural diversity and tolerance.

3. How will your proposal support other applicable policies and provisions from Redmond's Comprehensive Plan? Plan can be accessed at www.redmond.gov/compplan or [click here](#)

By complying with I-502 and allowing for retail marijuana we can uphold Land Use Elements by using an existing structure, provide economic vitality through creating jobs and work together towards a common vision for a sustainable future in Redmond.

4. What impacts might your proposal have on the natural environment, such as critical areas or other natural areas?

I do not expect any negative impact to the natural environment and only seek to enhance the property through beautification and caretaking of that individual property.

5. What economic impacts might your proposal have, such as impacts for businesses, residents, property owners, or Redmond City Government?

please see attachment #5

6. How will your proposal address the long-term interests and needs of the community as a whole?

please see attachment #6

7. Are you aware of any public support for your proposed amendment?

please see attachment #7

8. If your proposal has been considered within the last four years, what circumstances have changed to make the proposed amendment appropriate?

N/A

LAND USE MAP QUESTIONS

Questions 9-14 apply only to changes to the Land Use Plan Map or land use designation. In addressing these additional questions, describe both positive and negative impacts and any measure you would take to mitigate negative impacts.

9. Describe the suitability of the area for the proposed designation, considering the adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification. **The area will be suitable by operating within compliance of the State requirements, including security systems, protective buffers, with appropriate screening and tracking systems.**

10. What is the potential for the uses allowed under the proposed designation to be incompatible with uses or property in the immediate vicinity of the subject property? How would adverse impacts be mitigated? **Would like location to be safe and compatible for all properties within the immediate vicinity.**

11. Describe the extent to which the proposal supports: a) Redmond's preferred land use pattern as described in the Comprehensive Plan Land Use Element, and b) the community character object contained in Redmond's Comprehensive Plan. *See the Community Character or Land Use Element of the Comprehensive Plan or the elements specific to neighborhoods.*
please see attachment #11

12. Describe any probable adverse environmental impacts that might result from the proposed change in land use designation. How would any adverse impacts be mitigated?
N/A

13. Describe the extent in which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.
please see attachment #13

14. If a change in allowed uses is proposed, discuss the need for the land use which would be allowed and whether the change would result in loss of capacity to accommodate other needed uses. Consider especially, whether the proposed change complies with the City policy HO-16, which would prohibit any rezoning that reduces capacity for residential development without first approving another rezoning that at least replaces the lot capacity elsewhere in the City.
N/A

GOALS FOR REDMOND

- To conserve agricultural lands and rural areas, to protect and enhance the quality of the natural environment, and to sustain Redmond's natural resources as the City continues to accommodate growth and development.
- To retain and enhance Redmond's distinctive character and high quality of life, including an abundance of parks, open space, good schools and recreational facilities.
- To emphasize choices and equitable access in housing, transportation, stores and services.
- To support vibrant concentrations of retail, office, service, residential and recreational activity in Downtown and Overlake.
- To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies, as well as internationally recognized corporations.
- To provide opportunities to live a healthy lifestyle, enjoy a variety of community gathering places and celebrate diverse cultural opportunities.
- To provide convenient, safe and environmentally friendly transportation connections within Redmond and between Redmond and other communities for people and goods.
- To cultivate a well-connected community, working together and with others in the region to implement a common vision for Redmond's sustainable future.

Attachment for Questions Regarding Comprehensive Plan Amendments Continued:

5. By complying with I-502 and providing for a retail store in Redmond we maintain our local reputation as being leaders in new industry, we will provide new jobs directly through the store as well as employee ancillary markets. We support local business and must source most products from within our own state. We encourage tourism and cooperation with other community businesses.

6. Providing retail marijuana address the needs of a medical marijuana community that has had access for over 12 years to marijuana and will no longer be able to acquire marijuana through dispensaries. We have the opportunity to ensure that the public consumes safely and responsibly and is only sold for adult consumption therefore legitimizing the sale and safe-use of marijuana while providing tax revenues.

7. The city council of Redmond desires to work within the compliance of I-502 but will need to allow for zoning changes to be in compliance. The medical marijuana community is seeking alliance within regulations and wants to distribute through a legitimate retail location. City's of Kirkland and Bellevue have adopted ordinances allowing for retail establishments. It is state law and over 62% of our voters in King County voted for legalization.

11. A) I expect to be in cooperation and compliance with all land use patterns. I am seeking existing space with no known environmental impact.

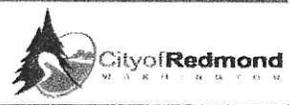
B) Allowing a retail marijuana store will maintain Redmond's distinctive character as being a leader in new industry. It will be a high-quality, attractive store promoting small and local business for a variety of goods and services.

13. We will be implementing "green" business practices through minimal environmental impact, waste management and general sensitivity to the outlying area. Our relationship with local law enforcement is important for establishing community trust and involvement, although our store is highly regulated under state law for traceability and security systems, we seeks to develop cooperative and transparent relationships with local enforcement and city officials.



www.redmond.gov/LandUseForms

General Application



DATE: _____	PROJ: _____	Office Use Only LAND: _____	ACCEPTED BY: _____
Type of Review Process	I II III IV V VI		Plan Type: _____

NOTICE: Materials delivered by courier or by mail will not be accepted.

Project Name: Zoning Code Amendment

Site Address: N/A at this time

Parcel Number(s): N/A at this time Acres: N/A Zoning: TBD

ADDITIONAL PROJECT INFORMATION

Project Description: Amend the zoning code to allow for retail marijuana locations within Redmond city limits.

Type of Proposed Use: Designate or allow for certain areas to be used for retail marijuana.

Please identify the square footage of each use below:

Residential _____ Retail TBD Office _____ Manufacture _____ Other _____

of Existing Dwelling Units: _____ # of Proposed Residential Dwelling Units: _____

Existing Building Sq. Ft. (non-residential): _____ Proposed Building Sq. Ft. (non-residential): _____

of Existing Lots: _____ Number of Proposed Lots: _____

Will any buildings be demolished: No Yes. If yes, size in sq. feet _____; or # of dwelling units _____

OWNER INFORMATION	APPLICANT INFORMATION
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Name: _____	Name: <u>Jenny Carbon</u>
Company Name: _____	Company Name: <u>The Grass Is Always Greener, LLC</u>
Mailing Address: _____	Mailing Address: <u>17511 NE 38th CT</u>
City: _____	City: <u>Redmond</u>
State: _____ Zip: _____	State: <u>WA</u> Zip: <u>98052</u>
Phone: _____ Fax: _____	Phone: <u>2064094398</u> Fax: _____
Email: _____	Email: <u>jennyrickman@comcast.net</u>

Select Billing Contact: APPLICANT OWNER

AUTHORIZATION TO FILE SIGNATURE (ALL PERSONS WITH AN OWNERSHIP INTEREST IN PROPERTY)

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Property Owner Individual authorized to sign on behalf of property owner

Name: Jenny Carbon Address: 17511 NE 38th CT Redmond WA Phone: 2064094398

Signature: _____



SEPA/CAO Fee Worksheet



This worksheet is designed to assist applicants in determining whether the SEPA (State Environmental Policy Act) and/or CAO (Critical Areas Ordinance) Mitigation fees are required for their proposal. The area below must be completed by the applicant after reviewing the list of SEPA exemptions and the list of activities requiring Critical Area Mitigation. This sheet must be completed and submitted with your application.

TO BE COMPLETED BY APPLICANT

Based upon a review of the attached criteria:

SEPA

The proposal is exempt from requiring a SEPA Threshold Determination and therefore the SEPA filing fee does not apply. The applicable exemption is non-project action.

The proposal is not exempt from requiring a SEPA Threshold Determination and therefore the SEPA filing fee applies.

Critical Area Mitigation

The proposal does not include activity that would require Critical Area mitigation, and therefore the CAO mitigation fee does not apply.

The proposal includes activity that would require Critical Areas mitigation and therefore the CAO mitigation fee applies.

Note: The City makes the final determination as to whether CAO mitigation is required and whether a project is exempt from SEPA. Should the City make a determination that one or both fees apply, the applicable fee(s) shall be assessed at a later date, if not previously paid.

SEPA CATEGORICAL EXEMPTIONS

The following is a list of actions that are exempt from review under the State Environmental Policy Act. The exemptions listed apply to all licenses required to undertake the construction in question, except when a rezone or any license governing emissions to the air or discharges to water is required. To be exempt, the project must be equal to or smaller than the exempt level.

(1) Minor New Construction: The following types of construction shall be exempt, **except when undertaken wholly or partly on lands covered by water, or unless wholly or partly on lands designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas):**

(a) The construction or location of any residential structures of twenty dwelling units.

(b) The construction of a barn, loafing shed, farm equipment storage building, produce storage or packing

(e) Any landfill or excavation of 500 cubic yards throughout the total lifetime of the fill or excavation; and any fill or excavation classified as a Class I, II, or III forest practice under RCW 76.09.050 or regulations thereunder.

(2) Other minor new construction. The following types of construction shall be exempt **except where undertaken wholly or in part on lands covered by water** (unless specifically exempted); the exemptions provided by this section shall apply to all licenses required to undertake the construction in question, except where a rezone or any license governing emissions to the air or discharges to water is required:

(a) The construction or designation of bus stops, loading zones, shelters, access facilities and pull-out lanes for taxicabs, transit and school vehicles.

(b) The construction and/or installation of commercial on-premise signs, and public signs and signals.

(c) The construction or installation of minor road and street improvements such as pavement marking, freeway surveillance and control systems, railroad protective devices (not including grade-separated crossings), grooving, glare screen, safety barriers, energy attenuators, transportation corridor landscaping (including the application of Washington state department of agriculture approved herbicides by licensed personnel for right of way weed control as long as this is not within watersheds controlled for the purpose of drinking water quality in accordance with WAC 248-54-660), temporary traffic controls and detours, correction of substandard curves and intersections within existing rights of way, widening of a highway by less than a single lane width where capacity is not significantly increased and no new right of way is required, adding auxiliary lanes for localized purposes, (weaving, climbing, speed change, etc.), where capacity is not significantly increased and no new right of way is required, channelization and elimination of sight restrictions at intersections, street lighting, guard rails and barricade installation, installation of catch basins and culverts, and reconstruction of existing roadbed (existing curb-to-curb in urban locations), including adding or widening of shoulders, addition of bicycle lanes, paths and facilities, and pedestrian walks and paths, but not including additional automobile lanes.

(d) Grading, excavating, filling, septic tank installations, and landscaping necessary for any building or facility exempted by subsections (1) and (2) of this section, as well as fencing and the construction of small structures and minor facilities accessory thereto **unless wholly or partly on lands designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas).**

(e) Additions or modifications to or replacement of any building or facility exempted by subsections (1) and (2) of this section when such addition, modification or replacement will not change the character of the building or facility in a way that would remove it from an exempt class, **unless wholly or partly on lands designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas).**

(f) The demolition of any structure or facility, the construction of which would be exempted by subsections (1) and (2) of this section, except for structures or facilities with recognized historical significance.

(g) The installation of impervious underground tanks, having a capacity of 10,000 gallons or less.

(h) The vacation of streets or roads.

(i) The installation of hydrological measuring devices, regardless of whether or not on lands covered by water.

(j) The installation of any property, boundary or survey marker, other than fences, regardless of whether or not on lands covered by water.

(3) Repair, remodeling and maintenance activities. The following activities shall be categorically exempt: The repair, remodeling, maintenance, or minor alteration of existing private or public structures, facilities or equipment, including utilities, involving no material expansions or changes in use beyond that previously existing; **except that, where undertaken wholly or in part on lands covered by water**, only minor repair or replacement of structures may be exempt (examples include repair or replacement of piling, ramps, floats, or mooring buoys, or minor repair, alteration, or maintenance of docks). The following maintenance activities shall not be considered exempt under this subsection:

(a) Dredging;

(b) Reconstruction/maintenance of groins and similar shoreline protection structures; or

(c) Replacement of utility cables that must be buried under the surface of the bedlands. Repair/rebuilding of major dams, dikes, and reservoirs shall also not be considered exempt under this subsection.

(4) Minor land use decisions. The following land use decisions shall be exempt:

(a) **Except upon lands covered by water and on lands wholly or partly designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas),** the approval of short plats or short subdivisions pursuant to the procedures required by RCW 58.17.060, but not including further short subdivisions or short platting within a plat or subdivision previously exempted under this subsection.

(b) Granting of variances based on special circumstances, not including economic hardship, applicable to the subject property, such as size, shape, topography, location or surroundings and not resulting in any change in land use or density.

(c) Classifications of land for current use taxation under chapter 84.34 RCW, and classification and grading of forest land under chapter 84.33 RCW.

(5) Utilities. The utility-related actions listed below shall be exempt, **except for installation, construction, or alteration on lands covered by water.** The exemption includes installation and construction, relocation when required by other governmental bodies, repair, replacement, maintenance, operation or alteration that does not change the action from an exempt class. **Items (a) through (g) are not exempt if undertaken on lands wholly or partly designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas).**

(a) All communications lines, including cable TV, but not including communication towers or relay stations.

(b) All storm water, water and sewer facilities, lines, equipment, hookups or appurtenances including, utilizing or related to lines eight inches or less in diameter.

(c) All electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of 55,000 volts or less; and the overbuilding of existing distribution lines (55,000 volts or less) with transmission lines (more than 55,000 volts); and the undergrounding of all electric facilities, lines, equipment or appurtenances.

(d) All natural gas distribution (as opposed to transmission) lines and necessary appurtenant facilities and hookups.

(e) All developments within the confines of any existing electric substation, reservoir, pump station or well: Provided, That additional appropriations of water are not exempted by this subsection.

(f) Periodic use of chemical or mechanical means to maintain a utility or transportation right of way in its design condition: provided that chemicals used are approved by the Washington state department of agriculture and applied by licensed personnel. This exemption shall not apply to the use of chemicals within watersheds that are controlled for the purpose of drinking water quality in accordance with WAC 248-54-660.

(g) All grants of rights of way by agencies to utilities for use for distribution (as opposed to transmission) purposes.

(h) All grants of franchises by agencies to utilities.

(i) All disposals of rights of way by utilities.

(6) Natural resources management. In addition to the other exemptions contained in this section, the following natural resources management activities shall be exempt:

- (a) Issuance of new grazing leases covering a section of land or less; and issuance of all grazing leases for land that has been subject to a grazing lease within the previous ten years.
- (b) Licenses or approvals to remove firewood.
- (c) Issuance of agricultural leases covering one hundred sixty contiguous acres or less.
- (d) Issuance of leases for Christmas tree harvesting or brush picking.
- (e) Issuance of leases for school sites, **unless on lands wholly or partly designated as Critical Areas. (with the exception of Wellhead Protection Zones and Seismic Hazard Areas)**
- (f) Issuance of leases for, and placement of, mooring buoys designed to serve pleasure craft.
- (g) Development of recreational sites not specifically designed for all-terrain vehicles and not including more than twelve campsites.
- (h) Periodic use of chemical or mechanical means to maintain public park and recreational land: Provided, that chemicals used are approved by the Washington state department of agriculture and applied by licensed personnel. This exemption shall not apply to the use of chemicals within watersheds that are controlled for the purpose of drinking water quality in accordance with WAC 248-54-660. **This exemption shall not apply to lands wholly or partly designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas).**
- (i) Issuance of rights of way, easements and use permits to use existing roads in nonresidential areas.
- (j) Establishment of natural area preserves to be used for scientific research and education and for the protection of rare flora and fauna, under the procedures of chapter 79.70 RCW.

(7) Personal wireless service facilities.

- (a) The siting of personal wireless service facilities are exempt if the facility:
 - (i) Is a microcell and is to be attached to an existing structure that is not a residence or school and does not contain a residence or a school;
 - (ii) Includes personal wireless service antennas, other than a microcell, and is to be attached to an existing structure (that may be an existing tower) that is not a residence or school and does not contain a residence or school, and the existing structure to which it is to be attached is located in a commercial, industrial, manufacturing, forest, or agriculture zone; or
 - (iii) Involves constructing a personal wireless service tower less than sixty feet in height that is located in a commercial, industrial, manufacturing, forest, or agricultural zone.
- (b) For the purposes of this subsection:
 - (i) "Personal wireless services" means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services, as defined by federal laws and regulations.
 - (ii) "Personal wireless service facilities" means facilities for the provision of personal wireless services.
 - (iii) "Microcell" means a wireless communication facility consisting of an antenna that is either:
 - (A) Four feet in height and with an area of not more than five hundred eighty square inches; or
 - (B) If a tubular antenna, no more than four inches in diameter and no more than six feet in length.

(c) This exemption does not apply to lands wholly or partly on lands designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas)

CRITICAL AREA MITIGATION:

Pursuant to RZC 21.64.010(C), the following activities shall result in a requirement for Critical Area Mitigation if taken place within a designated critical area and/or its associated buffer.

1. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter or materials of any kind.
2. Dumping, discharging or filling with any material.
3. Draining, flooding or disturbing the water level or water table.
4. Driving pilings or placing obstructions.
5. Constructing, reconstructing, demolishing or altering the size of any structure or infrastructure that results in disturbance of a critical area or the addition of any impervious surface coverage to a site.
6. Destroying or altering vegetation through clearing, grading, harvesting, shading or planting vegetation that would alter the character of the critical area.
7. Activities that result in significant changes in water temperature, physical or chemical characteristics of water sources, including quantity and pollutants.
8. Any other activity that has a potential to significantly adversely impact a critical areas or established buffer.

Pursuant to RZC 21.64.010(D), Exemptions, the following activities shall be exempt:

- (a) Existing and ongoing agricultural activities provided no alteration of flood storage capacity or conveyance occurs and the activity does not adversely affect critical areas, or existing and on-going agricultural activities identified in a farm plan approved by both the King County Conservation District and the City;
- (b) Activities involving artificially created wetlands or streams intentionally created from non-wetland sites, including but not limited to grass-lined swales, irrigation and drainage ditches, detention facilities, and landscape features, except wetlands, streams or swales created as mitigation or that provide habitat for salmonid fishes;
- (c) Activities occurring in areas of 40 percent slope or greater with a vertical elevation change of up to 10 feet based upon City review of a soils report prepared by a geologist or geotechnical engineer which demonstrates that no significant adverse impact will result from the exemption;
- (d) Normal and routine maintenance, operation and reconstruction of existing roads, streets, utilities and associated rights-of-way and structures; provided, that reconstruction of any structures may not increase the impervious area, remove flood storage capacity, or further encroach into a critical area or its buffer;
- (e) Normal maintenance and repair, and reconstruction or remodeling of residential or commercial structures, or legal pre-existing and on-going uses of the site; provided, that reconstruction of any structures may not increase the size of the previously approved building footprint (see subsection (5) of this section);
- (f) Site investigative work and studies necessary for preparing land use applications, including soils tests, water

quality studies, wildlife studies and similar tests and investigations; provided, that any disturbance of the critical area shall be the minimum necessary to carry out the work or studies and provided that the area is restored to its previous condition;

(g) Educational activities, scientific research, and outdoor recreational activities, including but not limited to interpretive field trips, and birdwatching that will not have a significant adverse effect on the critical area;

(h) Emergency activities necessary to prevent an immediate threat to public health, safety or property;

(i) Normal and routine maintenance and operation of existing landscaping and gardens provided they comply with all other regulations in this chapter;

(j) Construction of pedestrian trails which are permeable, have a maximum width of six feet, and are located in the outer 25 percent of the buffer;

(k) Minor activities not mentioned above and determined by the Department to have minimal impacts to a critical area;

(l) Previously legally filled wetlands or wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street or highway, or wetlands accidentally created by other human actions within 20 years of the date the development application is filed. The latter shall be documented by the applicant through photographs, statements, and/or other evidence;

(m) Activities affecting Category IV wetlands which are 250 square feet in size or smaller and hydrologically isolated;

(n) Installation, construction, replacement, repair or alteration of utilities and their associated facilities, lines, pipes, mains, equipment or appurtenances in improved City road rights-of-way and provided that the area is restored to its previous condition;

(o) Removal of non-native vegetation providing removal is accomplished using hand methods and that removal is in compliance with this chapter. Hand removal does not include using mechanical equipment such as weed whackers, mowers, power hedges, or other similar devices. This does not include the use of herbicides.



Comprehensive Plan Amendment



(2014 2015) AMENDMENT PACKAGE

Office Use Only	
DATE: _____	ACCEPTED BY: _____
LAND: _____	
PAYMENT METHOD: NO FEE	

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Ready to arrange a pre consult meeting? Contact Pete Sullivan, Senior Planner | ppsullivan@redmond.gov



www.redmond.gov/LandUseForms

Comprehensive Plan Amendment



COMPREHENSIVE PLAN APPLICATION

NOTICE: Materials delivered by courier or by mail **will not be accepted.**

Amendment Name: Jha Plaza Neighborhood Commercial Rezoning

Site Address (if applicable): 18500 NE 104th Street, Redmond, WA 98052

Parcel Number(s) (if applicable): 3126069055

Acres: 3.52 (if applicable) Zoning designation: R4 (if applicable)

CONTACT INFORMATION

Applicant: Siddharth Jha

Company Name: (if applicable) Jha Capital LLC

Mailing Address: 15625 NE 167th PL

City: Woodinville State: WA Zip: 98072

Phone: 425-445-2310 Fax: _____ Email: siddjha@live.com

AUTHORIZED AGENT

The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge.

Print Name: Siddharth Jha

Date: 05/29/2014

Signature: Sidd Jha

Digitally signed by Sidd Jha
DN: cn=Sidd Jha, o=Jha Capital LLC, ou, email=siddjha@live.com, c=US
Date: 2014.05.29 15:42:15 -0400

Minakshi Kumari

Digitally signed by Minakshi Kumari
DN: cn=Minakshi Kumari, o=Jha Capital LLC, ou, email=jkumari@redmond.com, c=US
Date: 2014.05.29 15:58:28 -0400

Lakhan Jha

Digitally signed by Lakhan Jha
DN: cn=Lakhan Jha, o=Jha Capital LLC, ou, email=ljha@redmond.com, c=US
Date: 2014.05.29 15:59:20 -0400

ELECTRONIC SUBMITTAL STANDARDS

After staff pre-consult, application materials must be completed electronically, and submitted as follows:

A. PDF File format File Naming Standards:

Application forms should be submitted as PDF documents. Email attachments should be clearly named so they correspond to the forms identified on Page 3.

B. Send PDFs as email attachments:

Include "Comprehensive Plan Amendment Application" in the subject line and send to ppsullivan@redmond.gov

C. Application should be packaged as 4 PDFs

The Comprehensive Plan Amendment application has four components as described on Page 3. Each component should be submitted a stand-alone PDF. Additional responses to applications questions, or other materials such as maps, calculations, or reports should be embedded in the PDF for which they support.

Ready to arrange a pre consult meeting? Contact Pete Sullivan, Senior Planner | ppsullivan@redmond.gov

DESCRIPTION OF PROPOSED AMENDMENT

If this proposal is for a **text amendment**, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended. Comprehensive Plan can be accessed at www.redmond.gov/compplan

Answer questions below if proposal is for a **property specific amendment**. Also complete questions on Page 5 if proposing to change the **Land Use Map (Map LU 1)**:

What is the current Comprehensive Plan land use designation and zoning?

What is your desired Comprehensive Plan land use designation and zoning?

Describe what type of development is envisioned for the area propose for the amendment . A conceptual drawing of the proposed development may be required.

What land uses are located on and adjacent to the area proposed for amendment?

SUBMITTAL REQUIREMENTS

The application package includes four forms as described below. Also see E-submittal standards, Page 2.

1. Complete & signed copy of **this form**. E-sign is ok.
 - If site specific amendment, include **Signature Document with** signatures of at least 75% of the property owners within the affected geographic area.
 - If site specific or area-wide map amendment, include a **map with the following information**:
 - Parcels and streets in affected area
 - Parcel numbers and street address (es) in affected area.
 - Scale between 1-inch equals 100' and 1 inch equals 800 feet.
 2. Complete and signed **General Application form**. Direct link to electronic form [here](#) (opens a PDF document)
 3. State Environmental Policy Act (SEPA) **Application and Checklist** Direct link to electronic form [here](#) (opens a PDF document)
 4. SEPA Critical Areas Fee **Worksheet** (No fees collected; but worksheet still required) Direct link to electronic form [here](#) (opens a PDF document)
- Items 2-3 above can also be accessed at www.redmond.gov/landuseforms

COMPREHENSIVE PLAN AMENDMENTS QUESTIONS

Questions 1 through 8 apply to **all proposed amendments**. Please answer the questions on this page, or attach additional pages as needed, embedding them in the same PDF as this application (see submittal standards on Page 2).

1. What is your proposed amendment intended to accomplish?

2. How will your proposal support the goals contained in Redmond's Comprehensive Plan? Goals are shown on page 6.

3. How will your proposal support other applicable policies and provisions from Redmond's Comprehensive Plan? Plan can be accessed at www.redmond.gov/compplan or click [here](#)

4. What impacts might your proposal have on the natural environment, such as critical areas or other natural areas?

5. What economic impacts might your proposal have, such as impacts for businesses, residents, property owners, or Redmond City Government?

6. How will your proposal address the long-term interests and needs of the community as a whole?

7. Are you aware of any public support for your proposed amendment?

8. If your proposal has been considered within the last four years, what circumstances have changed to make the proposed amendment appropriate?

LAND USE MAP QUESTIONS

Questions 9-14 apply only to changes to the Land Use Plan Map or land use designation. In addressing these additional questions, describe both positive and negative impacts and any measure you would take to mitigate negative impacts.

9. Describe the suitability of the area for the proposed designation, considering the adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification.

10. What is the potential for the uses allowed under the proposed designation to be incompatible with uses or property in the immediate vicinity of the subject property? How would adverse impacts be mitigated?

11. Describe the extent to which the proposal supports: a) Redmond's preferred land use pattern as described in the Comprehensive Plan Land Use Element, and b) the community character object contained in Redmond's Comprehensive Plan. See the Community Character or Land Use Element of the Comprehensive Plan or the elements specific to neighborhoods.

12. Describe any probable adverse environmental impacts that might result from the proposed change in land use designation. How would any adverse impacts be mitigated?

13. Describe the extent in which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.

14. If a change in allowed uses is proposed, discuss the need for the land use which would be allowed and whether the change would result in loss of capacity to accommodate other needed uses. Consider especially, whether the proposed change complies with the City policy HO-17, which would prohibit any rezone that reduces capacity for residential development without first approving another rezone that at least replaces the lot capacity elsewhere in the City.

GOALS FOR REDMOND

- To conserve agricultural lands and rural areas, to protect and enhance the quality of the natural environment, and to sustain Redmond's natural resources as the City continues to accommodate growth and development.
- To retain and enhance Redmond's distinctive character and high quality of life, including an abundance of parks, open space, good schools and recreational facilities.
- To emphasize choices and equitable access in housing, transportation, stores and services.
- To support vibrant concentrations of retail, office, service, residential and recreational activity in Downtown and Overlake.
- To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies, as well as internationally recognized corporations.
- To provide opportunities to live a healthy lifestyle, enjoy a variety of community gathering places and celebrate diverse cultural opportunities.
- To provide convenient, safe and environmentally friendly transportation connections within Redmond and between Redmond and other communities for people and goods.
- To cultivate a well-connected community, working together and with others in the region to implement a common vision for Redmond's sustainable future.

**Additional Information for Comprehensive Plan Amendment
Neighborhood Commercial Zoning (NC-2)**

JHA CAPITAL

Project: Jha Plaza

Applicant: Jha Capital LLC

- 1. If this proposal is for a text amendment, provide the specific language for the proposed amendment in the space below or attach to this form.**

Not Applicable.

- 2. What is the current Comprehensive Plan land use designation and zoning?**

The current use is residential, single family homes and R-4.

- 3. What is your desired Comprehensive Plan land use designation and zoning?**

Neighborhood Commercial, NC-2

- 4. Describe what type of development is envisioned for the area propose for the amendment. A conceptual drawing of the proposed development may be required.**

By creating a small plaza, we are providing the community several stores that are typically found in neighborhood businesses. We aim to provide neighborhood residents with a place to find local and international eateries and services such as gas stations and dry cleaners. In summary, it is intended to provide the community with stores and greater accessibility to retail, without having to go to downtown Redmond.

- 5. What land uses are located on and adjacent to the area proposed for amendment?**

Currently, the land use located on the property is single family homes. To the left is a tract owned by the City of Redmond. To the south, north and middle are single family homes. To the right is a horse farm which is also zoned single family.

**Supplemental Questions for Comprehensive Plan Amendment
Neighborhood Commercial Zoning (NC-2)**

Project: Jha Plaza

Applicant: Jha Capital LLC

JHA CAPITAL

1. What is your proposed amendment intended to accomplish?

Our proposal is intended to increase Avondale Road's commercial presence. By creating a small plaza, we are providing the community several stores that are typically found in neighborhood businesses. Additionally, the economic burden that is created on the NC zone at the intersection of NE 116th and Avondale Road due to the large housing development of large neighborhoods on NE 116th provides for an additional upside to providing the community with a neighborhood plaza. In summary, it is intended to provide the community with stores and greater accessibility to retail, without having to go to downtown Redmond.

2. How will your proposal support the goals contained in Redmond's Comprehensive Plan? Goals are shown on page 6.

Our proposal supports several of the goals contained in Redmond's Comprehensive Plan. Certain goals are broken down specifically:

- **To conserve agricultural lands and rural areas, to protect and enhance the quality of the natural environment, and to sustain Redmond's natural resources as the City continues to accommodate growth and development** – We are able to enhance the quality of natural environment and preserve Redmond's natural resources while accommodating retail growth and development by allowing a majority of our land for natural growth. Specifically, we will use only 72,000 square feet (which includes parking and ingress/egress) of the 153,331 square feet. This allows for the City of Redmond to have 81,331 square feet or 1.9 acres of natural growth land. By creating this plaza, we are not only contributing to the economic and retail success of Redmond, we are also protecting the natural growth areas surrounding our parcel.
- **To retain and enhance Redmond's distinctive character and high quality of life, including an abundance of parks, open space, good schools and recreational facilities.** – By allowing 1.9 acres of natural growth land on the subject property, we are allowing an abundance of open space and natural growth along Avondale Road while responsibly enhancing the quality of life by increasing the amount of retail and commercial traffic.
- **To emphasize choices and equitable access in housing, transportation, stores and services.** – This goal is the crux of our request for NC-2 zoning. We aim to provide Redmond more choices of food (Five Guys Burger and PotBelly among others) that are not found in Redmond while increasing the amount of other services (such as gas station and convenience stores) at the intersection of one of Redmond's busiest intersections.
- **To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies, as well as internationally recognized corporations.** – While we aim to have several international brands for roughly half of

the 10 tenants found in our 15,000 square feet plaza, we also aim to have local brands such as several mom-and-pop dry cleaners and other service providers, eateries, locally owned gas stations, and stores. We strongly believe that a balanced mix of local and international brands in our plaza will provide a healthy amalgamation of business competition that is driven by a strong consumer demand in the area.

- **To cultivate a well-connected community, working together and with others in the region to implement a common vision for Redmond's sustainable future.** – Lastly, our plaza will increase Redmond's employment. The plaza will employ 150 full and part time staff, as well as several construction and engineering firms that will be involved in making this plaza possible. Given that it is located less than half a mile from Redmond High School, it will provide for a significant employment for youth at RHS that are looking for work.

3. How will your proposal support other applicable policies and provisions from Redmond's Comprehensive Plan?

There are two ways our proposal will support other applicable provisions of Redmond's Comprehensive Plan. First, it will provide for the commercialization of Avondale Road, which thereby will increase tax revenues. In our opinion, small commercialization of Avondale Road is likely to have a large impact on Redmond not only through tax revenues, but through an increase in employment and commerce that otherwise wouldn't happen in light of no commercialization.

4. What impacts might your proposal have on the natural environment, such as critical areas or other natural areas?

As explained in detail above in section 2, subpart 1, we have a detailed plan for allowing as much possible room for critical areas or other natural areas. We have even devoted a majority of our land for it! In our proposal, we wouldn't use the land above and below the single home that is situated in the middle of our parcel. This would contribute to roughly 1.9 acres of natural areas that would be protected from commercialization.

5. What economic impacts might your proposal have, such as impacts for businesses, residents, property owners, or Redmond City Government?

While certainly a large part of our argument for NC-2 zoning is that it would have commercial benefits to residents and local businesses by providing them more services (such as eateries, dry cleaning, and gas stations) and options (eateries that are not typically found in Redmond such as Five Guys or PotBelly), an even larger part of our argument is that it would provide for substantial tax revenues to the City of Redmond. In our opinion, a finished 15,000 square feet retail building situated on 3.52 acres of land at a prime intersection of Redmond would provide substantial tax revenues. We estimate that the total assessed value of a finished building including the land would be \$5,650,000—providing the government with roughly \$85,000 a year in property tax revenues.

6. How will your proposal address the long-term interests and needs of the community as a whole?

Over the long run, we are providing a retail plaza that will continue to serve the community as a whole. In the long run, we anticipate that the need for a retail plaza around the intersection of 104th and Avondale Road will become vital. There are new homes being built all around Redmond while the NC-2 zonings have remained fairly steady, hence providing upside potential

for businesses who will be tenants in this plaza. In the very long-term, past 2045, it is likely that the tenants in the buildings would change and new tenants would provide even more commerce in the City at the time. Creating a retail plaza is a win-win situation for the community, the businesses and the City.

7. Are you aware of any public support for your proposed amendment?

Yes, we are aware of such public support. We have 18 businesses (all of which have signed confidentiality clauses) that would be willing to be tenants in our proposed plaza. We are certain that the 18 businesses that have shown interest in becoming tenants would not become tenants if there was not a strong business demand in the area. Therefore, such demand exists and is a testament to the indirect public support for this project.

8. Not applicable

9. Describe the suitability of the area for the proposed designation, considering the adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification.

Currently, the subject parcel has a 9-lot preliminary plat approval. This was given based on our soil test and the feasibility to build 9 homes here. Rather than building homes, we are considering building one big retail plaza on the west most section of the property. The zoning would need to be changed from the current zoning of R4 to NC-2 in order for our proposed project to take place. The adjacent parcels have single family zoning but our willingness to allow a buffer zone for trees would give the single family homes enough privacy. Just to the north of the parcel, about .2 miles north is a NC-2 zoning. This fact provides ample evidence that the NC-2 zoning isn't out of the ordinary.

10. What is the potential for the uses allowed under the proposed designation to be incompatible with uses or property in the immediate vicinity of the subject property? How would adverse impacts be mitigated?

The proposed NC-2 zoning is in fact incompatible with the immediate vicinity of the subject property but that is precisely why we are petitioning the City to give us an NC-2 zoning. An NC-2 zoning isn't in line with the neighboring parcels but we believe that the City and the community would benefit tremendously from allowing this a neighborhood commercial zone. Adverse impacts are planned to be mitigated by allowing roughly 1.9 acres of open space and natural growth areas. We also plan on allowing ample open space surrounding the property.

11. Describe the extent to which the proposal supports: a) Redmond's preferred land use pattern as described in the Comprehensive Plan Land Use Element, and b) the community character object contained in Redmond's Comprehensive Plan.

- a. It fits Redmond's preferred land use pattern because the current plan contains the subject parcel where neighborhood commercial zones are potentially allowed to be zoned.
- b. It is in line with Redmond's community character object because a neighborhood zoning wouldn't distort the community character. By the virtue of a neighborhood business, they are meant for neighborhoods and communities and by allowing an Nc-2 zoning, it would not distort the community character as described in Redmond's Comprehensive Plan.

12. Describe any probable advance environmental impacts that might result from the proposed change in land use designation. How would any adverse impacts be mitigated?

Perhaps the only major environmental impact that we could envision right now is that the amount of business waste and pollution that would come from a 15,000 square foot building. We are looking to find innovative ways to reduce the amount of business waste through building an effective trash disposal system in our building. To reduce the amount of pollution and waste that would come from the building, we are looking to build and implement an effective and efficient pollution reduction system. Other concerns include of a potential landslide hazard risk and by not building on the landslide hazard area, we are reducing the environmental risks. We have wetlands on our property too, and we are mitigating that by leaving 1.9 acres of open, raw land.

13. Describe the extent in which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.

We have all the necessary public facilities and services necessary for the proposed zoning change. Remember that the parcel has a preliminary plat approval so we have all the utilities, phone lines, cable lines, and other public services necessary in place for an amendment to a larger building.

14. If a change in allowed uses is proposed, discuss the need for the land use which would be allowed and whether the change would result in loss of capacity to accommodate other needed uses. Consider especially, whether the proposed change complies with the City policy HO-17, which would prohibit any rezone that reduces capacity for residential development without first approving another rezone that at least replaces the lot capacity elsewhere in the City.

Currently, the preliminary plat approval has allowed for the development of 9 homes. Its current zoning allows for single family homes and by changing it to NC-2, we are eliminating the possibility of building homes here. The need for a retail plaza is eminent. In our opinion, adding more residential development projects are not likely to serve the long-term interests of the community. While new residential development has continued to grow at a large rate, the zoning for neighborhood commercial hasn't—and we intend on changing that by asking for a rezone of this parcel. Well over 450 new homes are proposed or are being built about 1 mile away from the subject parcel and it is our opinion that certainly 9 less homes will not alter the City plan drastically.



www.redmond.gov/LandUseForms

General Application



DATE: _____	PROJ: _____	Office Use Only LAND: _____	ACCEPTED BY: _____
Type of Review Process	I II III IV V VI		Plan Type: _____

NOTICE: Materials delivered by courier or by mail **will not be accepted.**

Project Name: Jha Plaza
 Site Address: 18500 NE 104th Street Redmond, WA 98052
 Parcel Number(s): 3126069055 Acres: 3.52 Zoning: R4

ADDITIONAL PROJECT INFORMATION

Project Description: We are looking to build a retail plaza and are looking to rezone the project from R4 to neighborhood commercial, NC-2

Type of Proposed Use: Commercial: Retail Plaza

Please identify the square footage of each use below:

Residential _____ Retail 15000 Office _____ Manufacture _____ Other _____
 # of Existing Dwelling Units: 0 # of Proposed Residential Dwelling Units: 1
 Existing Building Sq. Ft. (non-residential): 0 Proposed Building Sq. Ft. (non-residential) 15,000
 # of Existing Lots: 0 Number of Proposed Lots: 1 (will not subdivide the parcel)
 Will any buildings be demolished: No Yes. If yes, size in sq. feet _____; or # of dwelling units _____

OWNER INFORMATION	APPLICANT INFORMATION
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Name: <u>Lakhan Jha and Minakshi Kumari</u>	Name: <u>Sidd Jha</u>
Company Name: <u>Jha Capital LLC</u>	Company Name: <u>Jha Capital LLC</u>
Mailing Address: <u>15625 NE 167th PL</u>	Mailing Address: <u>15625 NE 167th PL</u>
City: <u>Woodinville</u>	City: <u>Woodinville</u>
State: <u>WA</u> Zip: <u>98072</u>	State: <u>WA</u> Zip: <u>98072</u>
Phone: <u>425-485-3165</u> Fax: _____	Phone: <u>425-445-2310</u> Fax: _____
Email: <u>ljha48@hotmail.com; 2minnie@live.com</u>	Email: <u>siddjha@live.com</u>

Select Billing Contact: APPLICANT OWNER

AUTHORIZATION TO FILE SIGNATURE (ALL PERSONS WITH AN OWNERSHIP INTEREST IN PROPERTY)

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Property Owner Individual authorized to sign on behalf of property owner
 Name: Sidd Jha Address: 15625 NE 167th PL, Woodinville, WA 98072 Phone: 425-445-2310
 Signature Sidd Jha

Digitally signed by Sidd Jha
 DN: cn=Sidd Jha, o=Jha Capital LLC, ou, email=siddjha@live.com, c=US
 Date: 2014.05.29 16:10:42 -0400



SEPA APPLICATION



Office Use Only

DATE: _____ PROJ: _____ LAND: _____ ACCEPTED BY: _____

Related LAND: _____

NOTICE: This form must be completed (clearly printed or typed) to file a SEPA checklist.

Project Name: Jha Plaza

Site Address: 18500 NE 104th Street Redmond, WA 98052

Parcel Number(s): 3126069055

Acres: 3.52 Zoning: R-4 - Low Moderate Density Residential zone Section/Township/Range: NE 104/Avondale

Shoreline Designation: Shoreline Residential Waterbody: Not Applicable

APPLICANT/DEVELOPER INFORMATION

CONTACT INFORMATION (PRIMARY CONTACT REGARDING THIS APPLICATION IF OTHER THAN APPLICANT, AND TO WHOM ALL NOTICES AND REPORTS SHALL BE SENT.)

APPLICANT OWNER

Name: Sidd Jha

Company Name: Jha Capital LLC

Mailing Address: 15625 NE 167th PL

City: Woodinville

State: WA Zip: 98072

Phone: 425-445-2310 Fax: _____

Email: siddjha@live.com

Select Billing Contact: APPLICANT OWNER

Contact Person ARCHITECT ENGINEER OTHER Owner

Name: Minakshi Kumari

Company Name: Jha Capital LLC

Mailing Address: 15625 NE 167th PL

City: Woodinville

State: WA Zip: 98072

Phone: 425-485-3165 Fax: _____

Email: 2minnie@live.com

AUTHORIZATION TO FILE SIGNATURE (ALL PERSONS WITH AN OWNERSHIP INTEREST IN PROPERTY)

Property Owner Individual authorized to sign on behalf of property owner

Name: Sidd Jha Address: 15625 NE 167th PL Woodinville, WA 98072 Phone: 425-445-2310

Signature: Sidd Jha

Checklist Prepared By: Sidd Jha Date Prepared: May 29, 2014

Digitally signed by Sidd Jha
DN: cn=Sidd Jha, o=Jha Capital LLC, ou, email=siddjha@live.com, c=US
Date: 2014.05.29 18:16:07 -0400

ADDITIONAL PROJECT INFORMATION

Project name and Description: We are looking to build a retail plaza and are looking to rezone the project from R4 to neighborhood commercial, NC-2. Project name is Jha Plaza

Proposed timing or phasing, and estimated completion date: 1.5 years after NC-2 zoning approval

Do you have any plans for future additions, expansions or further activity related to or connected with this proposal?
If yes, explain: No

Do you know of any plans by others that may affect this site? If yes, explain? Yes this parcel has a preliminary plat approval to build 9 homes. We own the application for that as well so we do not see any problems.

List other federal, state, or local permits, licenses, or approval required for this proposal: We need to receive a NC-2 zoning

List any environmental information that has been prepared or will be prepared regarding this proposal: None yet, but we plan on doing an environmental study for the city



CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

Non-Project Action

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference. The references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively due to the fact this is a non-project action.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

For Agency Use Only

Planner Name

Date of Review

To be completed by applicant	Evaluation for Agency Use only
<p>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable: Jha Plaza</p> <p>2. Name of applicant: Sidd Jha</p> <p>3. Address and phone number of applicant and Contact person: Sidd Jha Jha Capital LLC 15625 NE 167th PL Woodinville, WA 98072</p> <p>4. Date checklist prepared: May 29, 2014</p> <p>5. Agency requesting checklist: City of Redmond</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p>i. Acreage of the site: <u>3.52 acres</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>1</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>15,000</u></p> <p>iv. Square footage of pavement being added: <u>29,000</u></p> <p>v. Use or Principal Activity: <u>Retail plaza</u></p> <p>vi. Other information: <u>1 big building would have about 10 tenants</u></p>	

To be completed by applicant	Evaluation for Agency Use only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>We would file for construction permits after the Neighborhood Commercial Planning Commission gives us the NC-2 approval. 1 year after the approval would be construction phase.</p> <p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain</p> <p>9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.</p> <p>We currently know of none. We are looking to do an environmental study and are currently seeking an environmental study for this project.</p> <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p>This subject parcel carries a 9-lot preliminary plat approval.</p>	

To be completed by applicant	Evaluation for Agency Use only
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>We would need to be zoned a Neighborhood Commercial first.</p> <p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)</p> <p>Our proposal is intended to increase Avondale Road's commercial presence. By creating a small plaza, we are providing the community several stores that are typically found in neighborhood businesses. Additionally, the economic burden that is created on the NC zone at the intersection of NE 116th and Avondale Road due to the large housing development of large neighborhoods on NE 116th provides for an additional upside to providing the community with a neighborhood plaza. In summary, it is intended to provide the community with stores and greater accessibility to retail, without having to go to downtown Redmond. While we aim to have several international brands for roughly half of the 10 tenants found in our 15,000 square feet plaza, we also aim to have local brands such several mom-and-pop dry cleaners and other service providers, eateries, locally owned gas stations, and stores. We strongly believe that a balanced mix of local and international brands in our plaza will provide a healthy amalgamation of business competition that is driven by a strong consumer demand in the area.</p> <p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>The project would be located on parcel number 3126069055. While this parcel does not have an exact address, it's assumed address is 18500 NE 104th Street, Redmond, WA 98052. The building would be built on the west most part of the property, with the front of the building facing east. The parking lot would be in front of the building.</p>	

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Sidd Jha Digitally signed by Sidd Jha
DN: cn=Sidd Jha, o=Jha Capital LLC, ou,
email=siddjha@live.com, c=US
Date: 2014.05.29 17:01:53 -04'00'

Date Submitted: May 29, 2014

Relationship of signer to project: Owner of project

To be completed by applicant	Evaluation for Agency Use only
<p>D. <u>SUPPLEMENTAL SHEET</u></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise:</p> <p>There would be an increase in the discharge of water, and emissions to the air would be kept to a minimum as these are businesses, as would toxic or hazardous materials since this is a retail business, and production of noise would increase.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p>Businesses would close at business closing, except for gas stations or convenience stores. Emissions to the air would be dealt with by innovative building designs</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>Minimal impact. We are leaving 1.9 acres of land that would protect animals and plant. No fish and marine life exist here.</p> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p>Leaving 1.9 acres to protect natural growth areas and we also plan on surrounding our property with trees to protect plants and animals.</p>	

To be completed by applicant	Evaluation for Agency Use only
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>Energy would be used based on 10 tenants providing various business services to the neighborhood. Natural resources would be depleted only to the extent of 72,000 square feet to allow just as much space for the parking lot and the actual building.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>Again, we are leaving 1.9 acres to protect natural resources. 1.9 acres is more than what we are using for our development purposes.</p> <p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands:</p> <p>We have wetlands and the parking lot would be built over the wetland.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>We plan on mitigating the wetland by leaving roughly 1.9 acres so that we can allow ample room for wetland protection.</p> <p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>Right now, the land use plan is for single family homes and commercial usage is incompatible and that is why we've filed for a NC-2 rezoning.</p>	

To be completed by applicant	Evaluation for Agency Use only
<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>We are working with the City to allow a neighborhood commercial land use designation.</p> <p>6. How would the proposal be likely to increase transportation or public services and utilities?</p> <p>It would use more public services and utilities. There would be an increase in waste and utilities. Rather than building 9 homes, we are planning on building a 15,000 square foot retail plaza, certainly this will use more utilities and services.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>We would petition King County to make a bus stop right in front of the plaza to increase the public transportation available as well as increase the amount of parking spaces.</p> <p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>None that we know of.</p>	



SEPA/CAO Fee Worksheet



This worksheet is designed to assist applicants in determining whether the SEPA (State Environmental Policy Act) and/or CAO (Critical Areas Ordinance) Mitigation fees are required for their proposal. The area below must be completed by the applicant after reviewing the list of SEPA exemptions and the list of activities requiring Critical Area Mitigation. This sheet must be completed and submitted with your application.

TO BE COMPLETED BY APPLICANT

Based upon a review of the attached criteria:

SEPA

The proposal is exempt from requiring a SEPA Threshold Determination and therefore the SEPA filing fee does not apply. The applicable exemption is City of Remond.

The proposal is not exempt from requiring a SEPA Threshold Determination and therefore the SEPA filing fee applies.

Critical Area Mitigation

The proposal does not include activity that would require Critical Area mitigation, and therefore the CAO mitigation fee does not apply.

The proposal includes activity that would require Critical Areas mitigation and therefore the CAO mitigation fee applies.

Note: The City makes the final determination as to whether CAO mitigation is required and whether a project is exempt from SEPA. Should the City make a determination that one or both fees apply, the applicable fee(s) shall be assessed at a later date, if not previously paid.

SEPA CATEGORICAL EXEMPTIONS

The following is a list of actions that are exempt from review under the State Environmental Policy Act. The exemptions listed apply to all licenses required to undertake the construction in question, except when a rezone or any license governing emissions to the air or discharges to water is required. To be exempt, the project must be equal to or smaller than the exempt level.

(1) Minor New Construction: The following types of construction shall be exempt, **except when undertaken wholly or partly on lands covered by water, or unless wholly or partly on lands designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas):**

(a) The construction or location of any residential structures of twenty dwelling units.

(b) The construction of a barn, loafing shed, farm equipment storage building, produce storage or packing

(e) Any landfill or excavation of 500 cubic yards throughout the total lifetime of the fill or excavation; and any fill or excavation classified as a Class I, II, or III forest practice under RCW 76.09.050 or regulations thereunder.

(2) Other minor new construction. The following types of construction shall be exempt **except where undertaken wholly or in part on lands covered by water** (unless specifically exempted); the exemptions provided by this section shall apply to all licenses required to undertake the construction in question, except where a rezone or any license governing emissions to the air or discharges to water is required:

(a) The construction or designation of bus stops, loading zones, shelters, access facilities and pull-out lanes for taxicabs, transit and school vehicles.

(b) The construction and/or installation of commercial on-premise signs, and public signs and signals.

(c) The construction or installation of minor road and street improvements such as pavement marking, freeway surveillance and control systems, railroad protective devices (not including grade-separated crossings), grooving, glare screen, safety barriers, energy attenuators, transportation corridor landscaping (including the application of Washington state department of agriculture approved herbicides by licensed personnel for right of way weed control as long as this is not within watersheds controlled for the purpose of drinking water quality in accordance with WAC 248-54-660), temporary traffic controls and detours, correction of substandard curves and intersections within existing rights of way, widening of a highway by less than a single lane width where capacity is not significantly increased and no new right of way is required, adding auxiliary lanes for localized purposes, (weaving, climbing, speed change, etc.), where capacity is not significantly increased and no new right of way is required, channelization and elimination of sight restrictions at intersections, street lighting, guard rails and barricade installation, installation of catch basins and culverts, and reconstruction of existing roadbed (existing curb-to-curb in urban locations), including adding or widening of shoulders, addition of bicycle lanes, paths and facilities, and pedestrian walks and paths, but not including additional automobile lanes.

(d) Grading, excavating, filling, septic tank installations, and landscaping necessary for any building or facility exempted by subsections (1) and (2) of this section, as well as fencing and the construction of small structures and minor facilities accessory thereto **unless wholly or partly on lands designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas).**

(e) Additions or modifications to or replacement of any building or facility exempted by subsections (1) and (2) of this section when such addition, modification or replacement will not change the character of the building or facility in a way that would remove it from an exempt class, **unless wholly or partly on lands designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas).**

(f) The demolition of any structure or facility, the construction of which would be exempted by subsections (1) and (2) of this section, except for structures or facilities with recognized historical significance.

(g) The installation of impervious underground tanks, having a capacity of 10,000 gallons or less.

(h) The vacation of streets or roads.

(i) The installation of hydrological measuring devices, regardless of whether or not on lands covered by water.

(j) The installation of any property, boundary or survey marker, other than fences, regardless of whether or not on lands covered by water.

(3) Repair, remodeling and maintenance activities. The following activities shall be categorically exempt: The repair, remodeling, maintenance, or minor alteration of existing private or public structures, facilities or equipment, including utilities, involving no material expansions or changes in use beyond that previously existing; **except that, where undertaken wholly or in part on lands covered by water**, only minor repair or replacement of structures may be exempt (examples include repair or replacement of piling, ramps, floats, or mooring buoys, or minor repair, alteration, or maintenance of docks). The following maintenance activities shall not be considered exempt under this subsection:

(a) Dredging;

(b) Reconstruction/maintenance of groins and similar shoreline protection structures; or

(c) Replacement of utility cables that must be buried under the surface of the bedlands. Repair/rebuilding of major dams, dikes, and reservoirs shall also not be considered exempt under this subsection.

(4) Minor land use decisions. The following land use decisions shall be exempt:

(a) **Except upon lands covered by water and on lands wholly or partly designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas)**, the approval of short plats or short subdivisions pursuant to the procedures required by RCW 58.17.060, but not including further short subdivisions or short platting within a plat or subdivision previously exempted under this subsection.

(b) Granting of variances based on special circumstances, not including economic hardship, applicable to the subject property, such as size, shape, topography, location or surroundings and not resulting in any change in land use or density.

(c) Classifications of land for current use taxation under chapter 84.34 RCW, and classification and grading of forest land under chapter 84.33 RCW.

(5) Utilities. The utility-related actions listed below shall be exempt, **except for installation, construction, or alteration on lands covered by water.** The exemption includes installation and construction, relocation when required by other governmental bodies, repair, replacement, maintenance, operation or alteration that does not change the action from an exempt class. **Items (a) through (g) are not exempt if undertaken on lands wholly or partly designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas).**

(a) All communications lines, including cable TV, but not including communication towers or relay stations.

(b) All storm water, water and sewer facilities, lines, equipment, hookups or appurtenances including, utilizing or related to lines eight inches or less in diameter.

(c) All electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of 55,000 volts or less; and the overbuilding of existing distribution lines (55,000 volts or less) with transmission lines (more than 55,000 volts); and the undergrounding of all electric facilities, lines, equipment or appurtenances.

(d) All natural gas distribution (as opposed to transmission) lines and necessary appurtenant facilities and hookups.

(e) All developments within the confines of any existing electric substation, reservoir, pump station or well: Provided, That additional appropriations of water are not exempted by this subsection.

(f) Periodic use of chemical or mechanical means to maintain a utility or transportation right of way in its design condition: provided that chemicals used are approved by the Washington state department of agriculture and applied by licensed personnel. This exemption shall not apply to the use of chemicals within watersheds that are controlled for the purpose of drinking water quality in accordance with WAC 248-54-660.

(g) All grants of rights of way by agencies to utilities for use for distribution (as opposed to transmission) purposes.

(h) All grants of franchises by agencies to utilities.

(i) All disposals of rights of way by utilities.

(6) Natural resources management. In addition to the other exemptions contained in this section, the following natural resources management activities shall be exempt:

- (a) Issuance of new grazing leases covering a section of land or less; and issuance of all grazing leases for land that has been subject to a grazing lease within the previous ten years.
- (b) Licenses or approvals to remove firewood.
- (c) Issuance of agricultural leases covering one hundred sixty contiguous acres or less.
- (d) Issuance of leases for Christmas tree harvesting or brush picking.
- (e) Issuance of leases for school sites, **unless on lands wholly or partly designated as Critical Areas. (with the exception of Wellhead Protection Zones and Seismic Hazard Areas)**
- (f) Issuance of leases for, and placement of, mooring buoys designed to serve pleasure craft.
- (g) Development of recreational sites not specifically designed for all-terrain vehicles and not including more than twelve campsites.
- (h) Periodic use of chemical or mechanical means to maintain public park and recreational land: Provided, that chemicals used are approved by the Washington state department of agriculture and applied by licensed personnel. This exemption shall not apply to the use of chemicals within watersheds that are controlled for the purpose of drinking water quality in accordance with WAC 248-54-660. **This exemption shall not apply to lands wholly or partly designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas).**
- (i) Issuance of rights of way, easements and use permits to use existing roads in nonresidential areas.
- (j) Establishment of natural area preserves to be used for scientific research and education and for the protection of rare flora and fauna, under the procedures of chapter 79.70 RCW.

(7) Personal wireless service facilities.

- (a) The siting of personal wireless service facilities are exempt if the facility:
 - (i) Is a microcell and is to be attached to an existing structure that is not a residence or school and does not contain a residence or a school;
 - (ii) Includes personal wireless service antennas, other than a microcell, and is to be attached to an existing structure (that may be an existing tower) that is not a residence or school and does not contain a residence or school, and the existing structure to which it is to be attached is located in a commercial, industrial, manufacturing, forest, or agriculture zone; or
 - (iii) Involves constructing a personal wireless service tower less than sixty feet in height that is located in a commercial, industrial, manufacturing, forest, or agricultural zone.
- (b) For the purposes of this subsection:
 - (i) "Personal wireless services" means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services, as defined by federal laws and regulations.
 - (ii) "Personal wireless service facilities" means facilities for the provision of personal wireless services.
 - (iii) "Microcell" means a wireless communication facility consisting of an antenna that is either:
 - (A) Four feet in height and with an area of not more than five hundred eighty square inches; or
 - (B) If a tubular antenna, no more than four inches in diameter and no more than six feet in length.

(c) **This exemption does not apply to lands wholly or partly on lands designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas)**

CRITICAL AREA MITIGATION:

Pursuant to RZC 21.64.010(C), the following activities shall result in a requirement for Critical Area Mitigation if taken place within a designated critical area and/or its associated buffer.

1. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter or materials of any kind.
2. Dumping, discharging or filling with any material.
3. Draining, flooding or disturbing the water level or water table.
4. Driving pilings or placing obstructions.
5. Constructing, reconstructing, demolishing or altering the size of any structure or infrastructure that results in disturbance of a critical area or the addition of any impervious surface coverage to a site.
6. Destroying or altering vegetation through clearing, grading, harvesting, shading or planting vegetation that would alter the character of the critical area.
7. Activities that result in significant changes in water temperature, physical or chemical characteristics of water sources, including quantity and pollutants.
8. Any other activity that has a potential to significantly adversely impact a critical areas or established buffer.

Pursuant to RZC 21.64.010(D), Exemptions, the following activities shall be exempt:

(a) Existing and ongoing agricultural activities provided no alteration of flood storage capacity or conveyance occurs and the activity does not adversely affect critical areas, or existing and on-going agricultural activities identified in a farm plan approved by both the King County Conservation District and the City;

(b) Activities involving artificially created wetlands or streams intentionally created from non-wetland sites, including but not limited to grass-lined swales, irrigation and drainage ditches, detention facilities, and landscape features, except wetlands, streams or swales created as mitigation or that provide habitat for salmonid fishes;

(c) Activities occurring in areas of 40 percent slope or greater with a vertical elevation change of up to 10 feet based upon City review of a soils report prepared by a geologist or geotechnical engineer which demonstrates that no significant adverse impact will result from the exemption;

(d) Normal and routine maintenance, operation and reconstruction of existing roads, streets, utilities and associated rights-of-way and structures; provided, that reconstruction of any structures may not increase the impervious area, remove flood storage capacity, or further encroach into a critical area or its buffer;

(e) Normal maintenance and repair, and reconstruction or remodeling of residential or commercial structures, or legal pre-existing and on-going uses of the site; provided, that reconstruction of any structures may not increase the size of the previously approved building footprint (see subsection (5) of this section);

(f) Site investigative work and studies necessary for preparing land use applications, including soils tests, water

quality studies, wildlife studies and similar tests and investigations; provided, that any disturbance of the critical area shall be the minimum necessary to carry out the work or studies and provided that the area is restored to its previous condition;

(g) Educational activities, scientific research, and outdoor recreational activities, including but not limited to interpretive field trips, and birdwatching that will not have a significant adverse effect on the critical area;

(h) Emergency activities necessary to prevent an immediate threat to public health, safety or property;

(i) Normal and routine maintenance and operation of existing landscaping and gardens provided they comply with all other regulations in this chapter;

(j) Construction of pedestrian trails which are permeable, have a maximum width of six feet, and are located in the outer 25 percent of the buffer;

(k) Minor activities not mentioned above and determined by the Department to have minimal impacts to a critical area;

(l) Previously legally filled wetlands or wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street or highway, or wetlands accidentally created by other human actions within 20 years of the date the development application is filed. The latter shall be documented by the applicant through photographs, statements, and/or other evidence;

(m) Activities affecting Category IV wetlands which are 250 square feet in size or smaller and hydrologically isolated;

(n) Installation, construction, replacement, repair or alteration of utilities and their associated facilities, lines, pipes, mains, equipment or appurtenances in improved City road rights-of-way and provided that the area is restored to its previous condition;

(o) Removal of non-native vegetation providing removal is accomplished using hand methods and that removal is in compliance with this chapter. Hand removal does not include using mechanical equipment such as weed whackers, mowers, power hedges, or other similar devices. This does not include the use of herbicides.



Comprehensive Plan Amendment



(2014 2015) AMENDMENT PACKAGE

Office Use Only	
DATE: _____	ACCEPTED BY: _____
LAND: _____	
PAYMENT METHOD: NO FEE	

This application is for requesting an amendment to Redmond’s Comprehensive Plan and associated Zoning Code provisions as part of the 2014-2015 Comprehensive Plan amendment process.

BACKGROUND

Changes to the Comprehensive Plan, and some Zoning Code regulations such as property-specific zoning designations, are allowable once per year under state law. As the first step in this process, the City invites interested parties to identify proposed changes. Afterward, the Redmond Planning Commission and then City Council review and confirm the list of amendments to be considered over the course of the year, including privately-initiated amendments. The purpose of establishing this list (known as the annual *Comprehensive Plan Docket*) is to coordinate proposed changes and to help the community track progress.

APPLICATION PROCESS AND DEADLINE

Any individual, organization, business, or other group may propose an amendment. For site-specific proposals, a minimum of 75% of property owners must confirm agreement by signing this document. Proposals to amend the Comprehensive Plan and associated Zoning Code provisions must be received in person by **5 pm on Thursday, May 29, 2014**. Proposals received after the deadline will be considered as part of subsequent annual docketing processes. There is no fee for Comprehensive Plan or Zoning Code amendments requested during this process, nor are fees required for associated State Environmental Policy Act (SEPA) review. See page 3 for submittal instructions.

STAFF CONSULT AND APPLICATION DEADLINES

Consultation with Long Range Planning staff is required prior to submitting an application. Contact Pete Sullivan, Senior Planner, to coordinate: ppsullivan@redmond.gov

Purpose of staff consult is to:

- review the proposal
- answer questions;
- preliminarily identify consistency issues; and
- ensure application completeness.

The 2014-15 Comprehensive Plan Amendment process includes two deadlines as described below:

Round 1: May 29, 2014

An application must be received by 5PM on this date for consideration in 2014-15 Comprehensive Plan Amendment docket.

Round 2: June 6, 2014

If Round 1 submittal is determined incomplete it will be returned. Applicants must provide complete applications by this date to be recommended for inclusion in 2014-15 Comprehensive Plan Amendment docket.



www.redmond.gov/LandUseForms

Comprehensive Plan Amendment



COMPREHENSIVE PLAN APPLICATION

NOTICE: Materials delivered by courier or by mail **will not be accepted.**

Amendment Name: Require Conditional Use Permit for non-residential uses applications in residential neighborhoods

Site Address(if applicable): _____

Parcel Number(s)(if applicable) _____

Acres: _____ (if applicable) Zoning designation: _____ (if applicable)

CONTACT INFORMATION

Applicant: Friends of Overlake neighborhood group

Company Name: (if applicable) _____

Mailing Address: 5126 154th Ave NE

City: Redmond State: WA Zip: 98052

Phone: 408-421-2126 Fax: _____ Email: moston051@gmail.com

AUTHORIZED AGENT

The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge.

Print Name: Eugene Zakhareyev

Date: 5/29/2014

Signature: Eugene Zakhareyev

Digitally signed by Eugene Zakhareyev
DN: cn=Eugene Zakhareyev, o=ou, email=moston051@gmail.com, c=US
Date: 2014.05.29 23:48:28 -0700

ELECTRONIC SUBMITTAL STANDARDS

After staff pre-consult, application materials must be completed electronically, and submitted as follows:

A. PDF File format File Naming Standards:

Application forms should be submitted as PDF documents. Email attachments should be clearly named so they correspond to the forms identified on Page 3.

B. Send PDFs as email attachments:

Include "Comprehensive Plan Amendment Application" in the subject line and send to ppsullivan@redmond.gov

C. Application should be packaged as 4 PDFs

The Comprehensive Plan Amendment application has four components as described on Page 3. Each component should be submitted a stand-alone PDF. Additional responses to applications questions, or other materials such as maps, calculations, or reports should be embedded in the PDF for which they support.

DESCRIPTION OF PROPOSED AMENDMENT

If this proposal is for a **text amendment**, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended. Comprehensive Plan can be accessed at www.redmond.gov/compplan

~~Amend section LU-30 to include "To maintain the character of the residential areas and impose conditions for future compatibility, require Conditional Use Permit for all allowed nonresidential uses in Residential zones".~~

Answer questions below if proposal is for a **property specific amendment**. Also complete questions on Page 5 if proposing to change the **Land Use Map (Map LU 1)**:

What is the current Comprehensive Plan land use designation and zoning?

What is your desired Comprehensive Plan land use designation and zoning?

Describe what type of development is envisioned for the area propose for the amendment . A conceptual drawing of the proposed development may be required.

What land uses are located on and adjacent to the area proposed for amendment?

SUBMITTAL REQUIREMENTS

The application package includes four forms as described below. Also see E-submittal standards, Page 2.

- Complete & signed copy of **this form**. E-sign is ok.
 - If site specific amendment, include **Signature Document with** signatures of at least 75% of the property owners within the affected geographic area.
 - If site specific or area-wide map amendment, include a **map with the following information:**
 - Parcels and streets in affected area
 - Parcel numbers and street address (es) in affected area.
 - Scale between 1-inch equals 100' and 1 inch equals 800 feet.
 - Complete and signed **General Application form**. Direct link to electronic form [here](#) (opens a PDF document)
 - State Environmental Policy Act (SEPA) **Application and Checklist** Direct link to electronic form [here](#) (opens a PDF document)
 - SEPA Critical Areas Fee **Worksheet** (No fees collected; but worksheet still required) Direct link to electronic form [here](#) (opens a PDF document)
- Items 2-3 above can also be accessed at www.redmond.gov/landuseforms

COMPREHENSIVE PLAN AMENDMENTS QUESTIONS

Questions 1 through 8 apply to **all proposed amendments**. Please answer the questions on this page, or attach additional pages as needed, embedding them in the same PDF as this application (see submittal standards on Page 2).

1. What is your proposed amendment intended to accomplish?

~~Allowed nonresidential uses in Residential zones may greatly affect the character of the neighborhood, but Conditional Use Permit is not required for all uses. The change will impose conditions on new developments so that the compatibility with residential uses can be enforced, as well will ensure greater residents' participation in the land use application approval process.~~

2. How will your proposal support the goals contained in Redmond's Comprehensive Plan? Goals are shown on page 6.

~~The proposal will provide for better planning for Redmond's sustainable future while keeping and enhancing the quality of life in the city residential neighborhoods.~~

3. How will your proposal support other applicable policies and provisions from Redmond's Comprehensive Plan? Plan can be accessed at www.redmond.gov/compplan or click [here](#)

~~The amendment will clarify the purposes of the comprehensive plan and will serve to enhance the unique character of the residential neighborhoods of the city of Redmond.~~

4. What impacts might your proposal have on the natural environment, such as critical areas or other natural areas?

~~The proposal will not have effect on the natural environment.~~

5. What economic impacts might your proposal have, such as impacts for businesses, residents, property owners, or Redmond City Government?

~~The amendment will better protect the interests of the residents in Residential zones, as well as allow the city to better enforce the zoning requirements.~~

6. How will your proposal address the long-term interests and needs of the community as a whole?

~~The proposal will serve best interests of the community by making sure new developments do not compromise established residential neighborhood quality of life.~~

7. Are you aware of any public support for your proposed amendment?

~~The proposal is supported by Friends of Overlake, neighborhood group of over 50 residents of Overlake neighborhood~~

8. If your proposal has been considered within the last four years, what circumstances have changed to make the proposed amendment appropriate?

~~To the best of our knowledge, there was no such proposal in the last four years.~~

LAND USE MAP QUESTIONS

Questions 9-14 apply only to changes to the Land Use Plan Map or land use designation. In addressing these additional questions, describe both positive and negative impacts and any measure you would take to mitigate negative impacts.

9. Describe the suitability of the area for the proposed designation, considering the adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification.

10. What is the potential for the uses allowed under the proposed designation to be incompatible with uses or property in the immediate vicinity of the subject property? How would adverse impacts be mitigated?

11. Describe the extent to which the proposal supports: a) Redmond's preferred land use pattern as described in the Comprehensive Plan Land Use Element, and b) the community character object contained in Redmond's Comprehensive Plan. *See the Community Character or Land Use Element of the Comprehensive Plan or the elements specific to neighborhoods.*

12. Describe any probable adverse environmental impacts that might result from the proposed change in land use designation. How would any adverse impacts be mitigated?

13. Describe the extent in which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.

14. If a change in allowed uses is proposed, discuss the need for the land use which would be allowed and whether the change would result in loss of capacity to accommodate other needed uses. Consider especially, whether the proposed change complies with the City policy HO-17, which would prohibit any rezone that reduces capacity for residential development without first approving another rezone that at least replaces the lot capacity elsewhere in the City.

GOALS FOR REDMOND

- To conserve agricultural lands and rural areas, to protect and enhance the quality of the natural environment, and to sustain Redmond's natural resources as the City continues to accommodate growth and development.
- To retain and enhance Redmond's distinctive character and high quality of life, including an abundance of parks, open space, good schools and recreational facilities.
- To emphasize choices and equitable access in housing, transportation, stores and services.
- To support vibrant concentrations of retail, office, service, residential and recreational activity in Downtown and Overlake.
- To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies, as well as internationally recognized corporations.
- To provide opportunities to live a healthy lifestyle, enjoy a variety of community gathering places and celebrate diverse cultural opportunities.
- To provide convenient, safe and environmentally friendly transportation connections within Redmond and between Redmond and other communities for people and goods.
- To cultivate a well-connected community, working together and with others in the region to implement a common vision for Redmond's sustainable future.



Comprehensive Plan Amendment



(2014 2015) AMENDMENT PACKAGE

Office Use Only	
DATE: _____	ACCEPTED BY: _____
LAND: _____	
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Ready to arrange a pre consult meeting? Contact Pete Sullivan, Senior Planner | ppsullivan@redmond.gov



www.redmond.gov/LandUseForms

Comprehensive Plan Amendment



COMPREHENSIVE PLAN APPLICATION

NOTICE: Materials delivered by courier or by mail **will not be accepted.**

Amendment Name: Extend OBAT overlays into residential areas

Site Address(if applicable): _____

Parcel Number(s)(if applicable) _____

Acres: _____ (if applicable) Zoning designation: _____ (if applicable)

CONTACT INFORMATION

Applicant: Friends of Overlake neighborhood group

Company Name: (if applicable) _____

Mailing Address: 5126 154th Ave NE

City: Redmond State: WA Zip: 98052

Phone: 408-421-2126 Fax: _____ Email: moston051@gmail.com

AUTHORIZED AGENT

The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge.

Print Name: Eugene Zakhareyev

Date: 5/29/2014

Signature: Eugene Zakhareyev

Digitally signed by Eugene Zakhareyev
DN: cn=Eugene Zakhareyev, o.ou, email=moston051@gmail.com, c=US
Date: 2014.05.28 23:47:48 -0700

ELECTRONIC SUBMITTAL STANDARDS

After staff pre-consult, application materials must be completed electronically, and submitted as follows:

A. PDF File format File Naming Standards:

Application forms should be submitted as PDF documents. Email attachments should be clearly named so they correspond to the forms identified on Page 3.

B. Send PDFs as email attachments:

Include "Comprehensive Plan Amendment Application" in the subject line and send to ppsullivan@redmond.gov

C. Application should be packaged as 4 PDFs

The Comprehensive Plan Amendment application has four components as described on Page 3. Each component should be submitted a stand-alone PDF. Additional responses to applications questions, or other materials such as maps, calculations, or reports should be embedded in the PDF for which they support.

Ready to arrange a pre consult meeting? Contact Pete Sullivan, Senior Planner | ppsullivan@redmond.gov

DESCRIPTION OF PROPOSED AMENDMENT

If this proposal is for a **text amendment**, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended. Comprehensive Plan can be accessed at www.redmond.gov/compplan

~~Amend section OV-77 to include "Extend any overlays defined for OBAT in Redmond zoning code into nearby Residential zones".~~

Answer questions below if proposal is for a **property specific amendment**. Also complete questions on Page 5 if proposing to change the **Land Use Map (Map LU 1)**:

What is the current Comprehensive Plan land use designation and zoning?

What is your desired Comprehensive Plan land use designation and zoning?

Describe what type of development is envisioned for the area propose for the amendment . A conceptual drawing of the proposed development may be required.

What land uses are located on and adjacent to the area proposed for amendment?

SUBMITTAL REQUIREMENTS

The application package includes four forms as described below. Also see E-submittal standards, Page 2.

1. Complete & signed copy of **this form**. E-sign is ok.
 - If site specific amendment, include **Signature Document with** signatures of at least 75% of the property owners within the affected geographic area.
 - If site specific or area-wide map amendment, include a **map with the following information**:
 - Parcels and streets in affected area
 - Parcel numbers and street address (es) in affected area.
 - Scale between 1-inch equals 100' and 1 inch equals 800 feet.
2. Complete and signed **General Application form**. Direct link to electronic form [here](#) (opens a PDF document)
3. State Environmental Policy Act (SEPA) **Application and Checklist** Direct link to electronic form [here](#) (opens a PDF document)
4. SEPA Critical Areas Fee **Worksheet** (No fees collected; but worksheet still required) Direct link to electronic form [here](#) (opens a PDF document)

Items 2-3 above can also be accessed at www.redmond.gov/landuseforms

COMPREHENSIVE PLAN AMENDMENTS QUESTIONS

Questions 1 through 8 apply to **all proposed amendments**. Please answer the questions on this page, or attach additional pages as needed, embedding them in the same PDF as this application (see submittal standards on Page 2).

1. What is your proposed amendment intended to accomplish?

~~The purpose of the overlays on edges of OBAT area (as defined in RCZ 21.12.210) is to promote compatibility on the edges of zones that allow more intense uses than abutting zones and to minimize adverse impacts such as glare. The overlay should be extended into Residential zones same 300 feet as on edge of OBAT area.~~

2. How will your proposal support the goals contained in Redmond's Comprehensive Plan? Goals are shown on page 6.

~~The proposal will provide for better planning for Redmond's sustainable future while keeping and enhancing the quality of life in the city residential neighborhoods.~~

3. How will your proposal support other applicable policies and provisions from Redmond's Comprehensive Plan? Plan can be accessed at www.redmond.gov/compplan or click [here](#)

~~The amendment will clarify the purposes of the comprehensive plan and will serve to enhance the unique character of the residential neighborhoods at the edges of OBAT area.~~

4. What impacts might your proposal have on the natural environment, such as critical areas or other natural areas?

~~The proposal will not have effect on the natural environment.~~

5. What economic impacts might your proposal have, such as impacts for businesses, residents, property owners, or Redmond City Government?

~~The amendment will better protect the interests of the residents in Residential zones.~~

6. How will your proposal address the long-term interests and needs of the community as a whole?

~~The proposal will serve best interests of the community by making sure new developments do not compromise established residential neighborhood quality of life.~~

7. Are you aware of any public support for your proposed amendment?

~~The proposal is supported by Friends of Overlake, neighborhood group of over 50 residents of Overlake neighborhood~~

8. If your proposal has been considered within the last four years, what circumstances have changed to make the proposed amendment appropriate?

~~To the best of our knowledge, there was no such proposal in the last four years.~~

LAND USE MAP QUESTIONS

Questions 9-14 apply only to changes to the Land Use Plan Map or land use designation. In addressing these additional questions, describe both positive and negative impacts and any measure you would take to mitigate negative impacts.

9. Describe the suitability of the area for the proposed designation, considering the adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification.

10. What is the potential for the uses allowed under the proposed designation to be incompatible with uses or property in the immediate vicinity of the subject property? How would adverse impacts be mitigated?

11. Describe the extent to which the proposal supports: a) Redmond's preferred land use pattern as described in the Comprehensive Plan Land Use Element, and b) the community character object contained in Redmond's Comprehensive Plan. See the Community Character or Land Use Element of the Comprehensive Plan or the elements specific to neighborhoods.

12. Describe any probable advance environmental impacts that might result from the proposed change in land use designation. How would any adverse impacts be mitigated?

13. Describe the extent in which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.

14. If a change in allowed uses is proposed, discuss the need for the land use which would be allowed and whether the change would result in loss of capacity to accommodate other needed uses. Consider especially, whether the proposed change complies with the City policy HO-17, which would prohibit any rezone that reduces capacity for residential development without first approving another rezone that at least replaces the lot capacity elsewhere in the City.

GOALS FOR REDMOND

- To conserve agricultural lands and rural areas, to protect and enhance the quality of the natural environment, and to sustain Redmond's natural resources as the City continues to accommodate growth and development.
- To retain and enhance Redmond's distinctive character and high quality of life, including an abundance of parks, open space, good schools and recreational facilities.
- To emphasize choices and equitable access in housing, transportation, stores and services.
- To support vibrant concentrations of retail, office, service, residential and recreational activity in Downtown and Overlake.
- To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies, as well as internationally recognized corporations.
- To provide opportunities to live a healthy lifestyle, enjoy a variety of community gathering places and celebrate diverse cultural opportunities.
- To provide convenient, safe and environmentally friendly transportation connections within Redmond and between Redmond and other communities for people and goods.
- To cultivate a well-connected community, working together and with others in the region to implement a common vision for Redmond's sustainable future.



General Application



DATE: _____	PROJ: _____	Office Use Only LAND: _____	ACCEPTED BY: _____
Type of Review Process	I II III IV V VI		Plan Type: _____

NOTICE: Materials delivered by courier or by mail **will not be accepted.**

Project Name: Amendment to the city comprehensive plan

Site Address: _____

Parcel Number(s): _____ Acres: _____ Zoning: _____

ADDITIONAL PROJECT INFORMATION

Project Description: _____

Type of Proposed Use: _____

Please identify the square footage of each use below:

Residential _____ Retail _____ Office _____ Manufacture _____ Other _____

of Existing Dwelling Units: _____ # of Proposed Residential Dwelling Units: _____

Existing Building Sq. Ft. (non-residential): _____ Proposed Building Sq. Ft. (non-residential) _____

of Existing Lots: _____ Number of Proposed Lots: _____

Will any buildings be demolished: No Yes. If yes, size in sq. feet _____; or # of dwelling units _____

OWNER INFORMATION

APPLICANT INFORMATION

Name: _____

Name: Friends of Overlake neighborhood group

Company Name: _____

Company Name: _____

Mailing Address: _____

Mailing Address: 5126 154th Ave NE

City: _____

City: Redmond

State: _____ Zip: _____

State: WA Zip: 98052

Phone: _____ Fax: _____

Phone: 408-421-2126 Fax: _____

Email: _____

Email: moston051@gmail.com

Select Billing Contact: APPLICANT OWNER

AUTHORIZATION TO FILE SIGNATURE (ALL PERSONS WITH AN OWNERSHIP INTEREST IN PROPERTY)

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Property Owner Individual authorized to sign on behalf of property owner

Name: Eugene Zakhareyev Address: 5126 154th Ave NE Redmond WA 98052 Phone: 408-421-2126

Signature Eugene Zakhareyev

Digitally signed by Eugene Zakhareyev
DN: cn=Eugene Zakhareyev, o=ou_email=moston051@gmail.com, c=US
Date: 2014.05.28 22:57:05 -0700



SEPA APPLICATION



Office Use Only

DATE: _____ PROJ: _____ LAND: _____ ACCEPTED BY: _____

Related LAND: _____

NOTICE: This form must be completed (clearly printed or typed) to file a SEPA checklist.

Project Name: Amendment to the comprehensive plan

Site Address: _____

Parcel Number(s): _____

Acres: _____ Zoning: _____ Section/Township/Range: _____

Shoreline Designation: _____ Waterbody: _____

APPLICANT/DEVELOPER INFORMATION CONTACT INFORMATION (PRIMARY CONTACT REGARDING THIS APPLICATION IF OTHER THAN APPLICANT, AND TO WHOM ALL NOTICES AND REPORTS SHALL BE SENT.)

<input checked="" type="checkbox"/> APPLICANT <input type="checkbox"/> OWNER Name: <u>Friends of Overlake neighborhood group</u> Company Name: _____ Mailing Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ Fax: _____ Email: _____ Select Billing Contact: <input type="checkbox"/> APPLICANT <input type="checkbox"/> OWNER	Contact Person <input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER <input checked="" type="checkbox"/> OTHER _____ Name: <u>Eugene Zakhareyev</u> Company Name: _____ Mailing Address: <u>5126 154th Ave NE</u> City: <u>Redmond</u> State: <u>WA</u> Zip: <u>98052</u> Phone: <u>408-421-2126</u> Fax: _____ Email: <u>moston051@gmail.com</u>
---	---

AUTHORIZATION TO FILE SIGNATURE (ALL PERSONS WITH AN OWNERSHIP INTEREST IN PROPERTY)

Property Owner Individual authorized to sign on behalf of property owner

Name: Eugene Zakhareyev Address: 5126 154th Ave NE Redmond Phone: 408-421-2126

Signature: Eugene Zakhareyev

Digitally signed by Eugene Zakhareyev
DN: cn=Eugene Zakhareyev, c=us, email=moston051@gmail.com, cn=US
Date: 2014.05.23 23:01:45 -0700

Checklist Prepared By: Eugene Zakhareyev Date Prepared: 5/29/2014

ADDITIONAL PROJECT INFORMATION

Project name and Description: Amendment to the city's comprehensive plan

Proposed timing or phasing, and estimated completion date: _____

Do you have any plans for future additions, expansions or further activity related to or connected with this proposal?
If yes, explain: _____

Do you know of any plans by others that may affect this site? If yes, explain? _____

List other federal, state, or local permits, licenses, or approval required for this proposal: _____

List any environmental information that has been prepared or will be prepared regarding this proposal: _____



CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

Non-Project Action

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference. The references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively due to the fact this is a non-project action.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

For Agency Use Only

Planner Name

Date of Review

To be completed by applicant	Evaluation for Agency Use only
<p>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable: Amendment to the comprehensive plan</p> <p>2. Name of applicant: Friends of Overlake neighborhood group</p> <p>3. Address and phone number of applicant and Contact person: Eugene Zakhareyev 5126 154th Ave NE Redmond WA 98052</p> <p>4. Date checklist prepared: 5/29/2014</p> <p>5. Agency requesting checklist: City of Redmond</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p>i. Acreage of the site: <u>N/A</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>N/A</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>N/A</u></p> <p>iv. Square footage of pavement being added: <u>N/A</u></p> <p>v. Use or Principal Activity: <u>N/A</u></p> <p>vi. Other information: <u>N/A</u></p>	

To be completed by applicant	Evaluation for Agency Use only
<p>7. Proposed timing or schedule (including phasing, if applicable): N/A</p> <p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain N/A</p> <p>9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. N/A</p> <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain. N/A</p>	

To be completed by applicant	Evaluation for Agency Use only
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>N/A</p> <p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)</p> <p>N/A</p> <p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>N/A</p>	

To be completed by applicant	Evaluation for Agency Use only
<p data-bbox="375 344 500 380"><input type="checkbox"/> Other</p> <p data-bbox="306 520 1169 596">b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction</p>	

Relationship of signer to project: _____

To be completed by applicant	Evaluation for Agency Use only
<p data-bbox="147 346 570 382">D. <u>SUPPLEMENTAL SHEET</u></p> <p data-bbox="212 457 1167 527">Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p data-bbox="212 569 1167 709">When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <ol data-bbox="212 745 1167 850" style="list-style-type: none"> 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise: <p data-bbox="277 1052 980 1087">Proposed measures to avoid or reduce such increases are:</p> <ol data-bbox="212 1287 1167 1356" style="list-style-type: none"> 2. How would the proposal be likely to affect plants, animals, fish, or marine life? <p data-bbox="285 1558 1167 1627">Proposed measures to protect or conserve plants, animals, fish or marine life are:</p>	

To be completed by applicant	Evaluation for Agency Use only
<p data-bbox="201 338 1159 405">3. How would the proposal be likely to deplete energy or natural resources?</p> <p data-bbox="272 619 1159 686">Proposed measures to protect or conserve energy and natural resources are:</p> <p data-bbox="201 947 1159 1119">4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands:</p> <p data-bbox="272 1325 1084 1392">Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p data-bbox="201 1593 1159 1703">5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p>	

To be completed by applicant	Evaluation for Agency Use only
<p data-bbox="285 394 1170 457">Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p data-bbox="212 737 1130 800">6. How would the proposal be likely to increase transportation or public services and utilities?</p> <p data-bbox="285 1031 1065 1062">Proposed measures to reduce or respond to such demand(s) are:</p> <p data-bbox="212 1314 1170 1377">7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p>	



SEPA/CAO Fee Worksheet



This worksheet is designed to assist applicants in determining whether the SEPA (State Environmental Policy Act) and/or CAO (Critical Areas Ordinance) Mitigation fees are required for their proposal. The area below must be completed by the applicant after reviewing the list of SEPA exemptions and the list of activities requiring Critical Area Mitigation. This sheet must be completed and submitted with your application.

TO BE COMPLETED BY APPLICANT

Based upon a review of the attached criteria:

SEPA

_____The proposal is exempt from requiring a SEPA Threshold Determination and therefore the SEPA filing fee does not apply. The applicable exemption is _____.

_____The proposal is not exempt from requiring a SEPA Threshold Determination and therefore the SEPA filing fee applies.

Critical Area Mitigation

_____The proposal does not include activity that would require Critical Area mitigation, and therefore the CAO mitigation fee does not apply.

_____The proposal includes activity that would require Critical Areas mitigation and therefore the CAO mitigation fee applies.

Note: The City makes the final determination as to whether CAO mitigation is required and whether a project is exempt from SEPA. Should the City make a determination that one or both fees apply, the applicable fee(s) shall be assessed at a later date, if not previously paid.

SEPA CATEGORICAL EXEMPTIONS

The following is a list of actions that are exempt from review under the State Environmental Policy Act. The exemptions listed apply to all licenses required to undertake the construction in question, except when a rezone or any license governing emissions to the air or discharges to water is required. To be exempt, the project must be equal to or smaller than the exempt level.

(1) Minor New Construction: The following types of construction shall be exempt, **except when undertaken wholly or partly on lands covered by water, or unless wholly or partly on lands designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas):**

- (a) The construction or location of any residential structures of twenty dwelling units.
- (b) The construction of a barn, loafing shed, farm equipment storage building, produce storage or packing

(e) Any landfill or excavation of 500 cubic yards throughout the total lifetime of the fill or excavation; and any fill or excavation classified as a Class I, II, or III forest practice under RCW 76.09.050 or regulations thereunder.

(2) Other minor new construction. The following types of construction shall be exempt **except where undertaken wholly or in part on lands covered by water** (unless specifically exempted); the exemptions provided by this section shall apply to all licenses required to undertake the construction in question, except where a rezone or any license governing emissions to the air or discharges to water is required:

(a) The construction or designation of bus stops, loading zones, shelters, access facilities and pull-out lanes for taxicabs, transit and school vehicles.

(b) The construction and/or installation of commercial on-premise signs, and public signs and signals.

(c) The construction or installation of minor road and street improvements such as pavement marking, freeway surveillance and control systems, railroad protective devices (not including grade-separated crossings), grooving, glare screen, safety barriers, energy attenuators, transportation corridor landscaping (including the application of Washington state department of agriculture approved herbicides by licensed personnel for right of way weed control as long as this is not within watersheds controlled for the purpose of drinking water quality in accordance with WAC 248-54-660), temporary traffic controls and detours, correction of substandard curves and intersections within existing rights of way, widening of a highway by less than a single lane width where capacity is not significantly increased and no new right of way is required, adding auxiliary lanes for localized purposes, (weaving, climbing, speed change, etc.), where capacity is not significantly increased and no new right of way is required, channelization and elimination of sight restrictions at intersections, street lighting, guard rails and barricade installation, installation of catch basins and culverts, and reconstruction of existing roadbed (existing curb-to-curb in urban locations), including adding or widening of shoulders, addition of bicycle lanes, paths and facilities, and pedestrian walks and paths, but not including additional automobile lanes.

(d) Grading, excavating, filling, septic tank installations, and landscaping necessary for any building or facility exempted by subsections (1) and (2) of this section, as well as fencing and the construction of small structures and minor facilities accessory thereto **unless wholly or partly on lands designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas).**

(e) Additions or modifications to or replacement of any building or facility exempted by subsections (1) and (2) of this section when such addition, modification or replacement will not change the character of the building or facility in a way that would remove it from an exempt class, **unless wholly or partly on lands designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas).**

(f) The demolition of any structure or facility, the construction of which would be exempted by subsections (1) and (2) of this section, except for structures or facilities with recognized historical significance.

(g) The installation of impervious underground tanks, having a capacity of 10,000 gallons or less.

(h) The vacation of streets or roads.

(i) The installation of hydrological measuring devices, regardless of whether or not on lands covered by water.

(j) The installation of any property, boundary or survey marker, other than fences, regardless of whether or not on lands covered by water.

(3) Repair, remodeling and maintenance activities. The following activities shall be categorically exempt: The repair, remodeling, maintenance, or minor alteration of existing private or public structures, facilities or equipment, including utilities, involving no material expansions or changes in use beyond that previously existing; **except that, where undertaken wholly or in part on lands covered by water**, only minor repair or replacement of structures may be exempt (examples include repair or replacement of piling, ramps, floats, or mooring buoys, or minor repair, alteration, or maintenance of docks). The following maintenance activities shall not be considered exempt under this subsection:

(a) Dredging;

(b) Reconstruction/maintenance of groins and similar shoreline protection structures; or

(c) Replacement of utility cables that must be buried under the surface of the bedlands. Repair/rebuilding of major dams, dikes, and reservoirs shall also not be considered exempt under this subsection.

(4) Minor land use decisions. The following land use decisions shall be exempt:

(a) **Except upon lands covered by water and on lands wholly or partly designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas),** the approval of short plats or short subdivisions pursuant to the procedures required by RCW 58.17.060, but not including further short subdivisions or short platting within a plat or subdivision previously exempted under this subsection.

(b) Granting of variances based on special circumstances, not including economic hardship, applicable to the subject property, such as size, shape, topography, location or surroundings and not resulting in any change in land use or density.

(c) Classifications of land for current use taxation under chapter 84.34 RCW, and classification and grading of forest land under chapter 84.33 RCW.

(5) Utilities. The utility-related actions listed below shall be exempt, **except for installation, construction, or alteration on lands covered by water.** The exemption includes installation and construction, relocation when required by other governmental bodies, repair, replacement, maintenance, operation or alteration that does not change the action from an exempt class. **Items (a) through (g) are not exempt if undertaken on lands wholly or partly designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas).**

(a) All communications lines, including cable TV, but not including communication towers or relay stations.

(b) All storm water, water and sewer facilities, lines, equipment, hookups or appurtenances including, utilizing or related to lines eight inches or less in diameter.

(c) All electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of 55,000 volts or less; and the overbuilding of existing distribution lines (55,000 volts or less) with transmission lines (more than 55,000 volts); and the undergrounding of all electric facilities, lines, equipment or appurtenances.

(d) All natural gas distribution (as opposed to transmission) lines and necessary appurtenant facilities and hookups.

(e) All developments within the confines of any existing electric substation, reservoir, pump station or well: Provided, That additional appropriations of water are not exempted by this subsection.

(f) Periodic use of chemical or mechanical means to maintain a utility or transportation right of way in its design condition: provided that chemicals used are approved by the Washington state department of agriculture and applied by licensed personnel. This exemption shall not apply to the use of chemicals within watersheds that are controlled for the purpose of drinking water quality in accordance with WAC 248-54-660.

(g) All grants of rights of way by agencies to utilities for use for distribution (as opposed to transmission) purposes.

(h) All grants of franchises by agencies to utilities.

(i) All disposals of rights of way by utilities.

(6) Natural resources management. In addition to the other exemptions contained in this section, the following natural resources management activities shall be exempt:

- (a) Issuance of new grazing leases covering a section of land or less; and issuance of all grazing leases for land that has been subject to a grazing lease within the previous ten years.
- (b) Licenses or approvals to remove firewood.
- (c) Issuance of agricultural leases covering one hundred sixty contiguous acres or less.
- (d) Issuance of leases for Christmas tree harvesting or brush picking.
- (e) Issuance of leases for school sites, **unless on lands wholly or partly designated as Critical Areas. (with the exception of Wellhead Protection Zones and Seismic Hazard Areas)**
- (f) Issuance of leases for, and placement of, mooring buoys designed to serve pleasure craft.
- (g) Development of recreational sites not specifically designed for all-terrain vehicles and not including more than twelve campsites.
- (h) Periodic use of chemical or mechanical means to maintain public park and recreational land: Provided, that chemicals used are approved by the Washington state department of agriculture and applied by licensed personnel. This exemption shall not apply to the use of chemicals within watersheds that are controlled for the purpose of drinking water quality in accordance with WAC 248-54-660. **This exemption shall not apply to lands wholly or partly designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas).**
- (i) Issuance of rights of way, easements and use permits to use existing roads in nonresidential areas.
- (j) Establishment of natural area preserves to be used for scientific research and education and for the protection of rare flora and fauna, under the procedures of chapter 79.70 RCW.

(7) Personal wireless service facilities.

- (a) The siting of personal wireless service facilities are exempt if the facility:
 - (i) Is a microcell and is to be attached to an existing structure that is not a residence or school and does not contain a residence or a school;
 - (ii) Includes personal wireless service antennas, other than a microcell, and is to be attached to an existing structure (that may be an existing tower) that is not a residence or school and does not contain a residence or school, and the existing structure to which it is to be attached is located in a commercial, industrial, manufacturing, forest, or agriculture zone; or
 - (iii) Involves constructing a personal wireless service tower less than sixty feet in height that is located in a commercial, industrial, manufacturing, forest, or agricultural zone.
- (b) For the purposes of this subsection:
 - (i) "Personal wireless services" means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services, as defined by federal laws and regulations.
 - (ii) "Personal wireless service facilities" means facilities for the provision of personal wireless services.
 - (iii) "Microcell" means a wireless communication facility consisting of an antenna that is either:
 - (A) Four feet in height and with an area of not more than five hundred eighty square inches; or
 - (B) If a tubular antenna, no more than four inches in diameter and no more than six feet in length.

(c) This exemption does not apply to lands wholly or partly on lands designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas)

CRITICAL AREA MITIGATION:

Pursuant to RZC 21.64.010(C), the following activities shall result in a requirement for Critical Area Mitigation if taken place within a designated critical area and/or its associated buffer.

1. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter or materials of any kind.
2. Dumping, discharging or filling with any material.
3. Draining, flooding or disturbing the water level or water table.
4. Driving pilings or placing obstructions.
5. Constructing, reconstructing, demolishing or altering the size of any structure or infrastructure that results in disturbance of a critical area or the addition of any impervious surface coverage to a site.
6. Destroying or altering vegetation through clearing, grading, harvesting, shading or planting vegetation that would alter the character of the critical area.
7. Activities that result in significant changes in water temperature, physical or chemical characteristics of water sources, including quantity and pollutants.
8. Any other activity that has a potential to significantly adversely impact a critical areas or established buffer.

Pursuant to RZC 21.64.010(D), Exemptions, the following activities shall be exempt:

(a) Existing and ongoing agricultural activities provided no alteration of flood storage capacity or conveyance occurs and the activity does not adversely affect critical areas, or existing and on-going agricultural activities identified in a farm plan approved by both the King County Conservation District and the City;

(b) Activities involving artificially created wetlands or streams intentionally created from non-wetland sites, including but not limited to grass-lined swales, irrigation and drainage ditches, detention facilities, and landscape features, except wetlands, streams or swales created as mitigation or that provide habitat for salmonid fishes;

(c) Activities occurring in areas of 40 percent slope or greater with a vertical elevation change of up to 10 feet based upon City review of a soils report prepared by a geologist or geotechnical engineer which demonstrates that no significant adverse impact will result from the exemption;

(d) Normal and routine maintenance, operation and reconstruction of existing roads, streets, utilities and associated rights-of-way and structures; provided, that reconstruction of any structures may not increase the impervious area, remove flood storage capacity, or further encroach into a critical area or its buffer;

(e) Normal maintenance and repair, and reconstruction or remodeling of residential or commercial structures, or legal pre-existing and on-going uses of the site; provided, that reconstruction of any structures may not increase the size of the previously approved building footprint (see subsection (5) of this section);

(f) Site investigative work and studies necessary for preparing land use applications, including soils tests, water

quality studies, wildlife studies and similar tests and investigations; provided, that any disturbance of the critical area shall be the minimum necessary to carry out the work or studies and provided that the area is restored to its previous condition;

(g) Educational activities, scientific research, and outdoor recreational activities, including but not limited to interpretive field trips, and birdwatching that will not have a significant adverse effect on the critical area;

(h) Emergency activities necessary to prevent an immediate threat to public health, safety or property;

(i) Normal and routine maintenance and operation of existing landscaping and gardens provided they comply with all other regulations in this chapter;

(j) Construction of pedestrian trails which are permeable, have a maximum width of six feet, and are located in the outer 25 percent of the buffer;

(k) Minor activities not mentioned above and determined by the Department to have minimal impacts to a critical area;

(l) Previously legally filled wetlands or wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street or highway, or wetlands accidentally created by other human actions within 20 years of the date the development application is filed. The latter shall be documented by the applicant through photographs, statements, and/or other evidence;

(m) Activities affecting Category IV wetlands which are 250 square feet in size or smaller and hydrologically isolated;

(n) Installation, construction, replacement, repair or alteration of utilities and their associated facilities, lines, pipes, mains, equipment or appurtenances in improved City road rights-of-way and provided that the area is restored to its previous condition;

(o) Removal of non-native vegetation providing removal is accomplished using hand methods and that removal is in compliance with this chapter. Hand removal does not include using mechanical equipment such as weed whackers, mowers, power hedges, or other similar devices. This does not include the use of herbicides.



www.redmond.gov/LandUseForms

Comprehensive Plan Amendment



fRedmond

(2014 2015) AMENDMENT PACKAGE

Office Use Only

DATE: _____ ACCEPTED BY: _____

LAND: _____

PAYMENT METHOD: NO FEE

This application is for requesting an amendment to Redmond's Comprehensive Plan and associated Zoning Code provisions as part of the 2014-2015 Comprehensive Plan amendment process.

BACKGROUND

Changes to the Comprehensive Plan, and some Zoning Code regulations such as property-specific zoning designations, are allowable once per year under state law. As the first step in this process, the City invites interested parties to identify proposed changes. Afterward, the Redmond Planning Commission and then City Council review and confirm the list of amendments to be considered over the course of the year, including privately-initiated amendments. The purpose of establishing this list (known as the annual *Comprehensive Plan Docket*) is to coordinate proposed changes and to help the community track progress.

APPLICATION PROCESS AND DEADLINE

Any individual, organization, business, or other group may propose an amendment. For site-specific proposals, a minimum of 75% of property owners must confirm agreement by signing this document. Proposals to amend the Comprehensive Plan and associated Zoning Code provisions must be received in person by **5 pm on Thursday, May 29, 2014**. Proposals received after the deadline will be considered as part of subsequent annual docketing processes. There is no fee for Comprehensive Plan or Zoning Code amendments requested during this process, nor are fees required for associated State Environmental Policy Act (SEPA) review. See page 3 for submittal instructions.

STAFF CONSULT AND APPLICATION DEADLINES

Consultation with Long Range Planning staff is required prior to submitting an application. Contact Pete Sullivan, Senior Planner, to coordinate: ppsullivan@redmond.gov

Purpose of staff consult is to:

- review the proposal
- answer questions;
- preliminarily identify consistency issues; and
- ensure application completeness.

The 2014-15 Comprehensive Plan Amendment process includes two deadlines as described below:

Round 1: **May 29, 2014**

An application must be received by 5PM on this date for consideration in 2014-15 Comprehensive Plan Amendment docket.

Round 2: **June 6, 2014**

If Round 1 submittal is determined incomplete it will be returned. Applicants must provide complete applications by this date to be recommended for inclusion in 2014-15 Comprehensive Plan Amendment docket.

Ready to arrange a pre consult meeting? Contact Pete Sullivan, Senior Planner | ppsullivan@redmond.gov



Comprehensive Plan Amendment



COMPREHENSIVE PLAN APPLICATION

NOTICE: Materials delivered by courier or by mail **will not be accepted.**

Amendment Name: Admendment to the Economic Development Element to Address Competativeness

Site Address(if applicable): _____

Parcel Number(s) (if applicable) _____

Acres: _____ (if applicable) Zoning designation: _____ (if applicable)

CONTACT INFORMATION

Applicant: OneRedmond

Company Name: (if applicable) OneRedmond

Mailing Address: 8383 158th Ave NE, Suite 225

City: Redmond State: WA Zip: 98052

Phone: 425-885-4014 Fax: _____ Email: bartp@oneredmond.org

AUTHORIZED AGENT

The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge.

Print Name: Bart Phillips, CEO Date: 5/29/14

Signature: _____ 

ELECTRONIC SUBMITTAL STANDARDS

After staff pre-consult, application materials must be completed electronically, and submitted as follows:

A. PDF File format File Naming Standards:

Application forms should be submitted as PDF documents. Email attachments should be clearly named so they correspond to the forms identified on Page 3.

B. Send PDFs as email attachments:

Include "Comprehensive Plan Amendment Application" in the subject line and send to ppsullivan@redmond.gov

C. Application should be packaged as 4 PDFs

The Comprehensive Plan Amendment application has four components as described on Page 3. Each component should be submitted a stand-alone PDF. Additional responses to applications questions, or other materials such as maps, calculations, or reports should be embedded in the PDF for which they support.

DESCRIPTION OF PROPOSED AMENDMENT

If this proposal is for a **text amendment**, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended. Comprehensive Plan can be accessed at www.redmond.gov/complan

When considering the adoption of taxes and fees the impact to the City's competitiveness to attract and retain businesses and development should be given due and serious consideration.

Answer questions below if proposal is for a **property specific amendment**. Also complete questions on Page 5 if proposing to change the **Land Use Map (Map LU 1)**:

What is the current Comprehensive Plan land use designation and zoning?

What is your desired Comprehensive Plan land use designation and zoning?

Describe what type of development is envisioned for the area propose for the amendment . A conceptual drawing of the proposed development may be required.

What land uses are located on and adjacent to the area proposed for amendment?

SUBMITTAL REQUIREMENTS

The application package includes four forms as described below. Also see E-submittal standards, Page 2.

- Complete & signed copy of **this form**. E-sign is ok.
 - If site specific amendment, include **Signature Document with** signatures of at least 75% of the property owners within the affected geographic area.
 - If site specific or area-wide map amendment, include a **map with the following information**:
 - Parcels and streets in affected area
 - Parcel numbers and street address (es) in affected area.
 - Scale between 1-inch equals 100' and 1 inch equals 800 feet.
- Complete and signed **General Application form**. Direct link to electronic form [here](#) (opens a PDF document)
- State Environmental Policy Act (SEPA) **Application and Checklist** Direct link to electronic form [here](#) (opens a PDF document)
- SEPA Critical Areas Fee **Worksheet** (No fees collected; but worksheet still required) Direct link to electronic form [here](#) (opens a PDF document)

Items 2-3 above can also be accessed at www.redmond.gov/landuseforms

COMPREHENSIVE PLAN AMENDMENTS QUESTIONS

Questions 1 through 8 apply to **all proposed amendments**. Please answer the questions on this page, or attach additional pages as needed, embedding them in the same PDF as this application (see submittal standards on Page 2).

1. What is your proposed amendment intended to accomplish?

The proposal is to ensure during the development and adoption of impact and development fees that the City takes into consideration the impact on the ability to attract new economic development and our competitiveness with other locations for this investment

2. How will your proposal support the goals contained in Redmond's Comprehensive Plan? Goals are shown on page 6.

This admendment directly affect Goals 3 and 4 concerning development of our employment areas and maintainence of a healthy and sound economy

3. How will your proposal support other applicable policies and provisions from Redmond's Comprehensive Plan? Plan can be accessed at www.redmond.gov/compplan or click [here](#)

The proposal is supportive of the Economic Vitality element.

4. What impacts might your proposal have on the natural environment, such as critical areas or other natural areas?

None.

5. What economic impacts might your proposal have, such as impacts for businesses, residents, property owners, or Redmond City Government?

It is our considered opinion that the amendmet would result in lower costs of development and increased economic development. Government revenues would be increased by increased economic activity.

6. How will your proposal address the long-term interests and needs of the community as a whole?

Coupled with other on-going municipal initiatives (Lean Permitting) we would expect that the development process would be increased in efficiency and benefit the community as a whole.

7. Are you aware of any public support for your proposed amendment?

The admendment is supported by OneRedmond, a public-private partnership representing 60 business members in the community.

8. If your proposal has been considered within the last four years, what circumstances have changed to make the proposed amendment appropriate?

N/A

LAND USE MAP QUESTIONS

Questions 9-14 apply only to changes to the Land Use Plan Map or land use designation. In addressing these additional questions, describe both positive and negative impacts and any measure you would take to mitigate negative impacts.

9. Describe the suitability of the area for the proposed designation, considering the adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification.

10. What is the potential for the uses allowed under the proposed designation to be incompatible with uses or property in the immediate vicinity of the subject property? How would adverse impacts be mitigated?

11. Describe the extent to which the proposal supports: a) Redmond's preferred land use pattern as described in the Comprehensive Plan Land Use Element, and b) the community character object contained in Redmond's Comprehensive Plan. See the Community Character or Land Use Element of the Comprehensive Plan or the elements specific to neighborhoods.

12. Describe any probable adverse environmental impacts that might result from the proposed change in land use designation. How would any adverse impacts be mitigated?

13. Describe the extent in which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.

14. If a change in allowed uses is proposed, discuss the need for the land use which would be allowed and whether the change would result in loss of capacity to accommodate other needed uses. Consider especially, whether the proposed change complies with the City policy HO-17, which would prohibit any rezone that reduces capacity for residential development without first approving another rezone that at least replaces the lot capacity elsewhere in the City.

GOALS FOR REDMOND

- To conserve agricultural lands and rural areas, to protect and enhance the quality of the natural environment, and to sustain Redmond's natural resources as the City continues to accommodate growth and development.
- To retain and enhance Redmond's distinctive character and high quality of life, including an abundance of parks, open space, good schools and recreational facilities.
- To emphasize choices and equitable access in housing, transportation, stores and services.
- To support vibrant concentrations of retail, office, service, residential and recreational activity in Downtown and Overlake.
- To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies, as well as internationally recognized corporations.
- To provide opportunities to live a healthy lifestyle, enjoy a variety of community gathering places and celebrate diverse cultural opportunities.
- To provide convenient, safe and environmentally friendly transportation connections within Redmond and between Redmond and other communities for people and goods.
- To cultivate a well-connected community, working together and with others in the region to implement a common vision for Redmond's sustainable future.



General Application



DATE: _____	PROJ: _____	LAND: _____	ACCEPTED BY: _____
Type of Review Process	I II III IV V VI	Office Use Only	Plan Type: _____

NOTICE: Materials delivered by courier or by mail **will not be accepted.**
 Project Name: Anendment to the Economic Development Element to Address Competitviness
 Site Address: NA
 Parcel Number(s): _____ Acres: _____ Zoning: _____

ADDITIONAL PROJECT INFORMATION

Project Description: The proposal recommends that a policy be added to the Comprehensive plan to include the consideration of competativeness when adopting or amending development fees and other exactions.
 Type of Proposed Use: NA
 Please identify the square footage of each use below:
 Residential _____ Retail _____ Office _____ Manufacture _____ Other _____
 # of Existing Dwelling Units: _____ # of Proposed Residential Dwelling Units: _____
 Existing Building Sq. Ft. (non-residential): _____ Proposed Building Sq. Ft. (non-residential) _____
 # of Existing Lots: _____ Number of Proposed Lots: _____
 Will any buildings be demolished: No Yes. If yes, size in sq. feet _____; or # of dwelling units _____

OWNER INFORMATION	APPLICANT INFORMATION
-------------------	-----------------------

Name: Bart Phillips, CEO
 Company Name: OneRedmond
 Mailing Address: 8383 158th Ave. NE, Suite 225
 City: Redmond
 State: WA Zip: 98052
 Phone: 425-885-4014 Fax: _____
 Email: bartp@oneredmond.org

Name: Bart Phillips
 Company Name: OneRedmond
 Mailing Address: 8383 158th Ave. NE, Suite 225
 City: Redmond
 State: WA Zip: 98052
 Phone: 425-885-4014 Fax: _____
 Email: bartp@oneredmond.org

Select Billing Contact: APPLICANT OWNER

AUTHORIZATION TO FILE SIGNATURE (ALL PERSONS WITH AN OWNERSHIP INTEREST IN PROPERTY)

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Property Owner Individual authorized to sign on behalf of property owner
 Name: Bart Phillips, CEO Address: 8383 158th Ave. NE, Suite 225 Redmond, WA Phone: 425-885-4014
 Signature:



SEPA APPLICATION



Office Use Only

DATE: _____ PROJ: _____ LAND: _____ ACCEPTED BY: _____

Related LAND: _____

NOTICE: This form must be completed (clearly printed or typed) to file a SEPA checklist.

Project Name: Amendment to the Economic Development Element to Address Competitiveness

Site Address: N/A

Parcel Number(s): _____

Acres: _____ Zoning: _____ Section/Township/Range: _____

Shoreline Designation: _____ Waterbody: _____

APPLICANT/DEVELOPER INFORMATION CONTACT INFORMATION (PRIMARY CONTACT REGARDING THIS APPLICATION IF OTHER THAN APPLICANT, AND TO WHOM ALL NOTICES AND REPORTS SHALL BE SENT.)

APPLICANT OWNER

Name: OneRedmond

Company Name: OneRedmond

Mailing Address: 8383 158th Ave. NE, Suite 225

City: Redmond

State: WA Zip: 98052

Phone: 425-885-4014 Fax: _____

Email: bartp@oneredmond.org

Select Billing Contact: APPLICANT OWNER

Contact Person ARCHITECT ENGINEER OTHER _____

Name: Bart Phillips, CEO

Company Name: OneRedmond

Mailing Address: 8383 158th Ave. NE, Suite 225

City: Redmond

State: WA Zip: 98052

Phone: 425-885-4014 Fax: _____

Email: bartp@oneredmond.org

AUTHORIZATION TO FILE SIGNATURE (ALL PERSONS WITH AN OWNERSHIP INTEREST IN PROPERTY)

Property Owner Individual authorized to sign on behalf of property owner

Name: Bart Phillips, CEO Address: 8383 158th Ave. NE, Suite 225, Redmond, WA Phone: 425-885-4014

Signature: bartp@oneredmond.org

Checklist Prepared By: Bart Phillips Date Prepared: 5/30/2014

Digitally signed by bartp@oneredmond.org
DN: cn=bartp@oneredmond.org
Date: 2014.05.30 12:38:59 -0700

ADDITIONAL PROJECT INFORMATION

Project name and Description: Amendment to the Economic Development Element to Address Competitiveness
Amends the Redmond comprehensive plan to include consideration of competitiveness when adopting development
fees and other exactions.

Proposed timing or phasing, and estimated completion date: Immediate

Do you have any plans for future additions, expansions or further activity related to or connected with this proposal?
If yes, explain: Not at this time.

Do you know of any plans by others that may affect this site? If yes, explain? No.

List other federal, state, or local permits, licenses, or approval required for this proposal: None.

List any environmental information that has been prepared or will be prepared regarding this proposal: None.



CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

Non-Project Action

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference. The references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively due to the fact this is a non-project action.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

For Agency Use Only

Planner Name

Date of Review

To be completed by applicant	Evaluation for Agency Use only
<p>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable: Amendment to the Economic Development Element to Address Competitiveness</p> <p>2. Name of applicant: OneRedmond</p> <p>3. Address and phone number of applicant and Contact person: Attn: Bart Phillips, CEO 8283 158th Avenue NE, Suite 225 Redmond, WA 98052 425-885-4014</p> <p>4. Date checklist prepared: June 5, 2014</p> <p>5. Agency requesting checklist: City of Redmond</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p>i. Acreage of the site: <u>NA</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>NA</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>NA</u></p> <p>iv. Square footage of pavement being added: <u>NA</u></p> <p>v. Use or Principal Activity: <u>NA</u></p> <p>vi. Other information: <u>NA</u></p>	

To be completed by applicant	Evaluation for Agency Use only
<p>7. Proposed timing or schedule (including phasing, if applicable): Immediate upon adoption.</p> <p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain</p> <p>9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None. Not applicable.</p> <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	

To be completed by applicant	Evaluation for Agency Use only
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>NA</p> <p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)</p> <p>The proposal is to add a policy to the Comprehensive plan directing that consideration will be given to the impact on the community's competitiveness for attracting and accommodating economic growth and development when adopting, increasing or modifying development and impact fees or other exactions.</p> <p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>The proposal is a policy action and not site specific.</p>	

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Bart Phillips, CEO
Digitally signed by Bart Phillips, CEO
DN: cn=Bart Phillips, CEO, o=OneRedmond, ou,
email=bartp@oneredmond.org, c=US
Date: 2014.06.05 15:45:23 -07'00'

Date Submitted: 6-5-14

Relationship of signer to project: Applicant

To be completed by applicant	Evaluation for Agency Use only
<p data-bbox="147 359 570 394">D. <u>SUPPLEMENTAL SHEET</u></p> <p data-bbox="212 470 1167 537">Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p data-bbox="212 581 1167 720">When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <p data-bbox="212 758 1167 863">1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise:</p> <p data-bbox="272 884 321 915">NA</p> <p data-bbox="277 1066 980 1098">Proposed measures to avoid or reduce such increases are:</p> <p data-bbox="272 1129 321 1161">NA</p> <p data-bbox="212 1304 1167 1371">2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p data-bbox="272 1392 321 1423">NA</p> <p data-bbox="277 1572 1167 1640">Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p data-bbox="272 1671 321 1703">NA</p>	

To be completed by applicant	Evaluation for Agency Use only
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>NA</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>NA</p> <p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands:</p> <p>NA</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>NA</p> <p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>NA</p>	

To be completed by applicant	Evaluation for Agency Use only
<p>Proposed measures to avoid or reduce shoreline and land use impacts are: NA</p> <p>6. How would the proposal be likely to increase transportation or public services and utilities? NA</p> <p>Proposed measures to reduce or respond to such demand(s) are: NA</p> <p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. None</p>	



SEPA/CAO Fee Worksheet



This worksheet is designed to assist applicants in determining whether the SEPA (State Environmental Policy Act) and/or CAO (Critical Areas Ordinance) Mitigation fees are required for their proposal. The area below must be completed by the applicant after reviewing the list of SEPA exemptions and the list of activities requiring Critical Area Mitigation. This sheet must be completed and submitted with your application.

TO BE COMPLETED BY APPLICANT

Based upon a review of the attached criteria:

SEPA

_____The proposal is exempt from requiring a SEPA Threshold Determination and therefore the SEPA filing fee does not apply. The applicable exemption is _____.

_____The proposal is not exempt from requiring a SEPA Threshold Determination and therefore the SEPA filing fee applies.

Critical Area Mitigation

_____The proposal does not include activity that would require Critical Area mitigation, and therefore the CAO mitigation fee does not apply.

_____The proposal includes activity that would require Critical Areas mitigation and therefore the CAO mitigation fee applies.

Note: The City makes the final determination as to whether CAO mitigation is required and whether a project is exempt from SEPA. Should the City make a determination that one or both fees apply, the applicable fee(s) shall be assessed at a later date, if not previously paid.

SEPA CATEGORICAL EXEMPTIONS

The following is a list of actions that are exempt from review under the State Environmental Policy Act. The exemptions listed apply to all licenses required to undertake the construction in question, except when a rezone or any license governing emissions to the air or discharges to water is required. To be exempt, the project must be equal to or smaller than the exempt level.

(1) Minor New Construction: The following types of construction shall be exempt, **except when undertaken wholly or partly on lands covered by water, or unless wholly or partly on lands designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas):**

(a) The construction or location of any residential structures of twenty dwelling units.

(b) The construction of a barn, loafing shed, farm equipment storage building, produce storage or packing

(e) Any landfill or excavation of 500 cubic yards throughout the total lifetime of the fill or excavation; and any fill or excavation classified as a Class I, II, or III forest practice under RCW 76.09.050 or regulations thereunder.

(2) Other minor new construction. The following types of construction shall be exempt **except where undertaken wholly or in part on lands covered by water** (unless specifically exempted); the exemptions provided by this section shall apply to all licenses required to undertake the construction in question, except where a rezone or any license governing emissions to the air or discharges to water is required:

(a) The construction or designation of bus stops, loading zones, shelters, access facilities and pull-out lanes for taxicabs, transit and school vehicles.

(b) The construction and/or installation of commercial on-premise signs, and public signs and signals.

(c) The construction or installation of minor road and street improvements such as pavement marking, freeway surveillance and control systems, railroad protective devices (not including grade-separated crossings), grooving, glare screen, safety barriers, energy attenuators, transportation corridor landscaping (including the application of Washington state department of agriculture approved herbicides by licensed personnel for right of way weed control as long as this is not within watersheds controlled for the purpose of drinking water quality in accordance with WAC 248-54-660), temporary traffic controls and detours, correction of substandard curves and intersections within existing rights of way, widening of a highway by less than a single lane width where capacity is not significantly increased and no new right of way is required, adding auxiliary lanes for localized purposes, (weaving, climbing, speed change, etc.), where capacity is not significantly increased and no new right of way is required, channelization and elimination of sight restrictions at intersections, street lighting, guard rails and barricade installation, installation of catch basins and culverts, and reconstruction of existing roadbed (existing curb-to-curb in urban locations), including adding or widening of shoulders, addition of bicycle lanes, paths and facilities, and pedestrian walks and paths, but not including additional automobile lanes.

(d) Grading, excavating, filling, septic tank installations, and landscaping necessary for any building or facility exempted by subsections (1) and (2) of this section, as well as fencing and the construction of small structures and minor facilities accessory thereto **unless wholly or partly on lands designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas).**

(e) Additions or modifications to or replacement of any building or facility exempted by subsections (1) and (2) of this section when such addition, modification or replacement will not change the character of the building or facility in a way that would remove it from an exempt class, **unless wholly or partly on lands designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas).**

(f) The demolition of any structure or facility, the construction of which would be exempted by subsections (1) and (2) of this section, except for structures or facilities with recognized historical significance.

(g) The installation of impervious underground tanks, having a capacity of 10,000 gallons or less.

(h) The vacation of streets or roads.

(i) The installation of hydrological measuring devices, regardless of whether or not on lands covered by water.

(j) The installation of any property, boundary or survey marker, other than fences, regardless of whether or not on lands covered by water.

(3) Repair, remodeling and maintenance activities. The following activities shall be categorically exempt: The repair, remodeling, maintenance, or minor alteration of existing private or public structures, facilities or equipment, including utilities, involving no material expansions or changes in use beyond that previously existing; **except that, where undertaken wholly or in part on lands covered by water**, only minor repair or replacement of structures may be exempt (examples include repair or replacement of piling, ramps, floats, or mooring buoys, or minor repair, alteration, or maintenance of docks). The following maintenance activities shall not be considered exempt under this subsection:

(a) Dredging;

(b) Reconstruction/maintenance of groins and similar shoreline protection structures; or

(c) Replacement of utility cables that must be buried under the surface of the bedlands. Repair/rebuilding of major dams, dikes, and reservoirs shall also not be considered exempt under this subsection.

(4) Minor land use decisions. The following land use decisions shall be exempt:

(a) **Except upon lands covered by water and on lands wholly or partly designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas)**, the approval of short plats or short subdivisions pursuant to the procedures required by RCW 58.17.060, but not including further short subdivisions or short platting within a plat or subdivision previously exempted under this subsection.

(b) Granting of variances based on special circumstances, not including economic hardship, applicable to the subject property, such as size, shape, topography, location or surroundings and not resulting in any change in land use or density.

(c) Classifications of land for current use taxation under chapter 84.34 RCW, and classification and grading of forest land under chapter 84.33 RCW.

(5) Utilities. The utility-related actions listed below shall be exempt, **except for installation, construction, or alteration on lands covered by water.** The exemption includes installation and construction, relocation when required by other governmental bodies, repair, replacement, maintenance, operation or alteration that does not change the action from an exempt class. **Items (a) through (g) are not exempt if undertaken on lands wholly or partly designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas).**

(a) All communications lines, including cable TV, but not including communication towers or relay stations.

(b) All storm water, water and sewer facilities, lines, equipment, hookups or appurtenances including, utilizing or related to lines eight inches or less in diameter.

(c) All electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of 55,000 volts or less; and the overbuilding of existing distribution lines (55,000 volts or less) with transmission lines (more than 55,000 volts); and the undergrounding of all electric facilities, lines, equipment or appurtenances.

(d) All natural gas distribution (as opposed to transmission) lines and necessary appurtenant facilities and hookups.

(e) All developments within the confines of any existing electric substation, reservoir, pump station or well: Provided, That additional appropriations of water are not exempted by this subsection.

(f) Periodic use of chemical or mechanical means to maintain a utility or transportation right of way in its design condition: provided that chemicals used are approved by the Washington state department of agriculture and applied by licensed personnel. This exemption shall not apply to the use of chemicals within watersheds that are controlled for the purpose of drinking water quality in accordance with WAC 248-54-660.

(g) All grants of rights of way by agencies to utilities for use for distribution (as opposed to transmission) purposes.

(h) All grants of franchises by agencies to utilities.

(i) All disposals of rights of way by utilities.

(6) Natural resources management. In addition to the other exemptions contained in this section, the following natural resources management activities shall be exempt:

- (a) Issuance of new grazing leases covering a section of land or less; and issuance of all grazing leases for land that has been subject to a grazing lease within the previous ten years.
- (b) Licenses or approvals to remove firewood.
- (c) Issuance of agricultural leases covering one hundred sixty contiguous acres or less.
- (d) Issuance of leases for Christmas tree harvesting or brush picking.
- (e) Issuance of leases for school sites, **unless on lands wholly or partly designated as Critical Areas. (with the exception of Wellhead Protection Zones and Seismic Hazard Areas)**
- (f) Issuance of leases for, and placement of, mooring buoys designed to serve pleasure craft.
- (g) Development of recreational sites not specifically designed for all-terrain vehicles and not including more than twelve campsites.
- (h) Periodic use of chemical or mechanical means to maintain public park and recreational land: Provided, that chemicals used are approved by the Washington state department of agriculture and applied by licensed personnel. This exemption shall not apply to the use of chemicals within watersheds that are controlled for the purpose of drinking water quality in accordance with WAC 248-54-660. **This exemption shall not apply to lands wholly or partly designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas).**
- (i) Issuance of rights of way, easements and use permits to use existing roads in nonresidential areas.
- (j) Establishment of natural area preserves to be used for scientific research and education and for the protection of rare flora and fauna, under the procedures of chapter 79.70 RCW.

(7) Personal wireless service facilities.

- (a) The siting of personal wireless service facilities are exempt if the facility:
 - (i) Is a microcell and is to be attached to an existing structure that is not a residence or school and does not contain a residence or a school;
 - (ii) Includes personal wireless service antennas, other than a microcell, and is to be attached to an existing structure (that may be an existing tower) that is not a residence or school and does not contain a residence or school, and the existing structure to which it is to be attached is located in a commercial, industrial, manufacturing, forest, or agriculture zone; or
 - (iii) Involves constructing a personal wireless service tower less than sixty feet in height that is located in a commercial, industrial, manufacturing, forest, or agricultural zone.
- (b) For the purposes of this subsection:
 - (i) "Personal wireless services" means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services, as defined by federal laws and regulations.
 - (ii) "Personal wireless service facilities" means facilities for the provision of personal wireless services.
 - (iii) "Microcell" means a wireless communication facility consisting of an antenna that is either:
 - (A) Four feet in height and with an area of not more than five hundred eighty square inches; or
 - (B) If a tubular antenna, no more than four inches in diameter and no more than six feet in length.

(c) This exemption does not apply to lands wholly or partly on lands designated as Critical Areas (with the exception of Wellhead Protection Zones and Seismic Hazard Areas)

CRITICAL AREA MITIGATION:

Pursuant to RZC 21.64.010(C), the following activities shall result in a requirement for Critical Area Mitigation if taken place within a designated critical area and/or its associated buffer.

1. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter or materials of any kind.
2. Dumping, discharging or filling with any material.
3. Draining, flooding or disturbing the water level or water table.
4. Driving pilings or placing obstructions.
5. Constructing, reconstructing, demolishing or altering the size of any structure or infrastructure that results in disturbance of a critical area or the addition of any impervious surface coverage to a site.
6. Destroying or altering vegetation through clearing, grading, harvesting, shading or planting vegetation that would alter the character of the critical area.
7. Activities that result in significant changes in water temperature, physical or chemical characteristics of water sources, including quantity and pollutants.
8. Any other activity that has a potential to significantly adversely impact a critical areas or established buffer.

Pursuant to RZC 21.64.010(D), Exemptions, the following activities shall be exempt:

(a) Existing and ongoing agricultural activities provided no alteration of flood storage capacity or conveyance occurs and the activity does not adversely affect critical areas, or existing and on-going agricultural activities identified in a farm plan approved by both the King County Conservation District and the City;

(b) Activities involving artificially created wetlands or streams intentionally created from non-wetland sites, including but not limited to grass-lined swales, irrigation and drainage ditches, detention facilities, and landscape features, except wetlands, streams or swales created as mitigation or that provide habitat for salmonid fishes;

(c) Activities occurring in areas of 40 percent slope or greater with a vertical elevation change of up to 10 feet based upon City review of a soils report prepared by a geologist or geotechnical engineer which demonstrates that no significant adverse impact will result from the exemption;

(d) Normal and routine maintenance, operation and reconstruction of existing roads, streets, utilities and associated rights-of-way and structures; provided, that reconstruction of any structures may not increase the impervious area, remove flood storage capacity, or further encroach into a critical area or its buffer;

(e) Normal maintenance and repair, and reconstruction or remodeling of residential or commercial structures, or legal pre-existing and on-going uses of the site; provided, that reconstruction of any structures may not increase the size of the previously approved building footprint (see subsection (5) of this section);

(f) Site investigative work and studies necessary for preparing land use applications, including soils tests, water

quality studies, wildlife studies and similar tests and investigations; provided, that any disturbance of the critical area shall be the minimum necessary to carry out the work or studies and provided that the area is restored to its previous condition;

(g) Educational activities, scientific research, and outdoor recreational activities, including but not limited to interpretive field trips, and birdwatching that will not have a significant adverse effect on the critical area;

(h) Emergency activities necessary to prevent an immediate threat to public health, safety or property;

(i) Normal and routine maintenance and operation of existing landscaping and gardens provided they comply with all other regulations in this chapter;

(j) Construction of pedestrian trails which are permeable, have a maximum width of six feet, and are located in the outer 25 percent of the buffer;

(k) Minor activities not mentioned above and determined by the Department to have minimal impacts to a critical area;

(l) Previously legally filled wetlands or wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street or highway, or wetlands accidentally created by other human actions within 20 years of the date the development application is filed. The latter shall be documented by the applicant through photographs, statements, and/or other evidence;

(m) Activities affecting Category IV wetlands which are 250 square feet in size or smaller and hydrologically isolated;

(n) Installation, construction, replacement, repair or alteration of utilities and their associated facilities, lines, pipes, mains, equipment or appurtenances in improved City road rights-of-way and provided that the area is restored to its previous condition;

(o) Removal of non-native vegetation providing removal is accomplished using hand methods and that removal is in compliance with this chapter. Hand removal does not include using mechanical equipment such as weed whackers, mowers, power hedges, or other similar devices. This does not include the use of herbicides.

Figure 21.76.070A:
Flow Chart for Annual Docketing Process

