



**CITY OF REDMOND
HEARING EXAMINER
MINUTES**

February 28, 2013

Redmond City Council Chambers
15670 NE 85th Street, Redmond
7 p.m.

Hearing Examiner

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

Staff

Judd Black, Planning Manager
Jeff Dendy, Senior Engineer, Planning
Jim Streit, Senior Engineer, Planning
Lisa Rigg, Senior Engineer, Planning
Dennis Lisk, Associate Planner
Michelle M. McGehee, MMC, City Clerk

Convened: 7 p.m.

Adjourned: 7:25 p.m.

I. CALL TO ORDER

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

II. DESCRIPTION OF HEARING SEQUENCE AND PROCEDURES

Ms. Rice introduced the matter under consideration, reviewed the sequence of the hearing for the evening, and explained the proceedings. Ms. Rice noted that she will issue a decision on “The Retreat” Preliminary Plat application within 10 business days of the closing of the record.

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

Dennis Lisk, Associate Planner, City of Redmond
Judd Black, Planning Manager, City of Redmond
Jim Streit, Senior Engineer, Planning
Lisa Rigg, Senior Engineer, Planning
Jeff Dendy, Senior Engineer, Planning
Robert Pantley, Applicant
Angela Rozmyn, for the Applicant

III. PUBLIC HEARING

A. THE RETREAT – PRELIMINARY PLAT

L120487 Preliminary Plat (PPL)

Request: Preliminary Plat for the division of 1.0 acres into 14 townhome units in 4 buildings, with associated landscape and site improvements.

Location: 8385 & 8400 167th Avenue NE, Redmond, WA 98052

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

Report Attachments

1. Vicinity Map
2. Preliminary Plat General Application Form
3. Notice of Application and Affidavit of Publishing
4. SEPA Determination of Non-Significance
5. Notice of Public Hearing and Affidavits of Posting
6. Preliminary Plat/Site Plan Entitlement Plans – Full Size (Hearing Examiner Only)
7. Request for Tree Exception Letter
8. Arborist Report (Hearing Examiner Only)
9. Tree Exception Request Approval Letter
10. Preliminary Stormwater Report
11. Critical Areas Report
12. Site Plan Entitlement Notice of Decision

STAFF PRESENTATION:

Mr. Dennis Lisk, Associate Planner, reported on “The Retreat” Preliminary Plat application:

- Vicinity Map;
- Project Description:
 - 14-lot unit subdivision on 0.49 acres;
 - 14 units would be fee-simple, single-family attached townhomes within four separate buildings;
 - project is located within East Hill (EH) zone of the Downtown neighborhood;
 - Per RZC 21.74.030(H), a Site Plan Entitlement approval must be granted before a Unit Lot Subdivision can be approved. A Site Plan Entitlement was approved for this project on October 17, 2012;
- Proposed site plan;
- Procedural summary:
 - Notice of application

- December 21, 2012, comment period begins;
 - January 11, 2013, comment period ends;
- SEPA
 - September 28, 2012 – DNS issued. DNS was issued at the time of the Site Plan Entitlement review;
 - Neighborhood meeting – held January 10, 2013;
 - Notice of Public Hearing – issued February 7, 2013;
- Preliminary Plat Decision Criteria;
 - Complies with criteria applicable to all land use permits – the proposal complies;
 - Conforms to the site requirements of the zone – the proposal conforms;
 - Conforms to the land division requirements – the proposal conforms;
 - Makes adequate provision for streets, roads, alleys, other public ways and transit stops and is laid out for safe, efficient traffic circulation;
 - Access to the site will be off of 167th Avenue NE; on-site circulation via interior driveway that will provide vehicular access to each unit;
 - Adequately served with water, sewer, storm drainage and other utilities;
 - Water and sewer service to be provided from connections to existing lines in 167th Avenue NE;
 - Storm drainage system will include an open channel system along the south boundary of the site that will connect to storm line on 167th Avenue NE;
 - Makes adequate provision for parks, recreation, and playgrounds – the proposal will pay park impact fees at the time of building permit issuance;
 - Adequate provision for schools – the proposal will pay impact fees to Lake Washington School District at the time of building permit issuance;
 - Adequate provision of sidewalks that provide safe walking routes to schools – frontage improvements will be required along 167th Avenue NE which will include a new sidewalk. The new sidewalk will connect to the existing sidewalk system which provides a safe walking route to Redmond Elementary School to the southeast of the site;
 - Geotechnical considerations identified, and all hazards and limitations to development considered – a geotechnical analysis was provided for the Site Plan Entitlement application; all hazards and limitations to development were considered and mitigated for; and
- Unit Lot Subdivision Criteria;
 - Sites proposed to be developed with single-family attached dwellings may be subdivided into individual unit lots as long as the development conforms to plans granted approval through a previous Site Plan Entitlement – a Site Plan Entitlement was reviewed and approved for the proposed development in October 2012;
 - Development on individual unit lots is not required to conform with all development standards that apply to individual lots as long as parent lot conforms to such development standards – the parent lot conforms to the development standards of the East Hill zone.
- Recommendation: staff recommends approval subject to conditions of approval contained within the Technical Committee Report.

Ms. Rice, Hearing Examiner, made the following inquiries regarding:

- a discrepancy in the number of trees proposed to be removed in the tree report versus the number called out in the staff report; Mr. Lisk responded that the staff report contained a clerical error;
- the tree replacement requirement for this project; Mr. Lisk stated that this project has a 3:1 replacement ratio as its standard;
- safe walking routes available to other area schools; Mr. Lisk responded that the sidewalk continues all the way up to Redmond High School;
- open space conditions and the amount of common open space that is required for the project; Mr. Lisk noted that 400 sq ft. of open space is required for this project;

Mr. Lisk submitted the following exhibits to the record; Ms. Rice assigned them accordingly:

- staff's PowerPoint presentation; entered into the record as Exhibit 2.

APPLICANT TESTIMONY:

Mr. Robert Pantley, Natural Built Environments LLC, Applicant, spoke regarding the Platinum Plus design of the proposed construction and stated that he supports the recommendation of City staff.

PUBLIC TESTIMONY:

Ms. Rice called for any of those present wishing to provide public testimony on this matter.

Mr. Barry Margolese spoke in support of the project, noting the Applicant's willingness to work with the surrounding property owners.

There being no one else present wishing to testify, the public hearing closed.

CONCLUSION:

Ms. Rice called for any further comments. Hearing none, Ms. Rice stated that the record was closed on "The Retreat" – Preliminary Plat matter, and a written decision would be issued in no later than 10 business days.

IV. ADJOURNMENT

The public hearing closed at 7:25 p.m., and the meeting adjourned.