

Heather Maiefski

From: Heather Maiefski
Sent: Friday, August 07, 2015 5:43 PM
To: 'Grazing'
Subject: RE: Nouri LAND 2014-01980: Addition to 25+ Neighbors Object to the Plan

Hello,

I'm getting ready to issue the final decision very soon for the Nouri Short Plat and I realized that I don't have your first name or your address to send you the final Notice of Decision letter. Could you please provide me with your name and address and I'll make sure the Notice of Decision gets mailed out to you since you are a party of record.

Also I wanted to let you know that the Nouri Short Plat is now being approved as a 3-Lot Short Plat for 1 single-family home on each lot because staff recently realized that some language in the previous Redmond Community Development Guide was inadvertently left out of the Redmond Zoning Code, RZC 21.08.260 Attached Dwelling Units section during the 2011 Zoning Code rewrite process. The previous code included a minimum lot size which was combined with a density maximum that was the same for attached and detached dwellings.

The current Zoning Code would have allowed Mr. Nouri's short plat as the language which maintained the density limit for attached dwellings in the Grass Lawn neighborhood was omitted with the Code rewrite. As such, the current code is not consistent with language prior to the code rewrite and also not consistent with Grass Lawn neighborhood policy N-GL-11 which states:

...Allow the same number of dwelling units for duplexes, triplexes or fourplexes on a proposed site as the allowed number of detached single-family dwelling units for the zone in which the site is located, exclusive of any bonuses allowed on the site.

Staff is now proposing to remedy the situation by including a revision to RZC 21.08.260 as part of a package of Comprehensive Plan and Zoning Code amendments.

Planning staff met with Mr. Nouri and his consultants and we informed him that the City could not approve the short plat in its current configuration due to this error. We discussed development alternatives for the plat and Mr. Nouri has decided to subdivide the ½ acre parcel into three lots for three detached single family homes, instead of the original proposal for a five lot short plat with two duplexes and one single family home.

Please feel free to contact me with any questions.

Thank you,

Heather Maiefski
Associate Planner
City of Redmond
Planning Department

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ATTACHMENT 10

Please note that I'm out of the office on Wednesday's of each week, so I will return all emails when I'm back in the office.

-----Original Message-----

From: Grazing [<mailto:grazing@earthlink.net>]

Sent: Tuesday, June 30, 2015 11:19 AM

To: Heather Maiefski

Cc: Rob Odle

Subject: Nouri LAND 2014-01980: Addition to 25+ Neighbors Object to the Plan

An additional person wishes to add their name to the group comments. An original will be provided.

Heather Maiefski

From: Sandra Eisert <eisert@me.com>
Sent: Friday, August 07, 2015 6:08 PM
To: Heather Maiefski
Cc: Sarah Stiteler
Subject: Concerning the Nouri property

Dear Heather

The person who emailed you the Nouri Public Comments list (because they had the technology to scan and email it) has forwarded your note to me about the Nouri Short plat. You should send notices to the people listed on the Public Comment list, who offered names, addresses, phones and emails.

Although I want to be sure to say that almost all the neighbors I've spoken with feel a sense of relief that there will be no duplexes on the property and we *very much* appreciate your work on that, we are still concerned.

There are covenants on the property that do not allow even this planned density and this would set a precedent for lots all along 132nd Avenue NE where these covenants are in place; other lots have observed the covenants. One of those places this immediately affects, in terms of covenants, is the TalTrees effort going on that no one in the City seems to know anything much about except what the developer has posted on his sign. The last heard from him was about 7 years ago and that particular developer does not feel that rules were designed for him to follow. There are also still serious stormwater issues that are very likely to cause flooding to nearby properties, sewer capacity issues related to this property and thus others that would be added to the line need to be better addressed. A safety concerns remain at the already-congested 132nd Ave NE and NE 75th Street location which will still be handling more traffic. And there is no new drawing indicating the size of these three homes which could cover as much open space as the original design.

When I attended Tuesday's Planning meeting, I was under the impression that a formal inclusion of the language was left to a future Planning meeting. I would appreciate understanding how anything can proceed until there is a formal vote on that. Planning Department staff seemed to be confident that the language would pass, but it has not passed until it has passed. And some members of the panel seemed very confused about this. If anything is done before this is really solid, I would be concerned that it might somehow be undone and then we'd really have problems.

I appreciate your paying attention to these important details before any further action is taken

Sandra

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