

NOV 17 2015

BEFORE THE HEARING EXAMINER  
FOR THE CITY OF REDMOND

17 NOV 2015

In the matter of the Appeal of

Leonard Steiner

APPLICANTS PREHEARING BRIEF  
AND MOTION TO DISMISS

It seems that the applicant is saying that the technical review committee should have more weight than my testimony. I have been evaluating wildlife habitat for the Audubon Society for 45+ years for city, county, state and federal lands. My observations should hold as much weight as someone visiting the site once or twice and using modeling techniques to determine wildlife use.

As for sensitive areas, they should be treated with respect rather than have building sites placed right up to the border and sometimes into the buffer. Landscaping does not replace habitat for wildlife. I hear a chorus of frogs every Spring next to the stream area. If the land is to be scraped clean to a 10 inch depth, wildlife will have no use of the land. Tree retention in stream buffers is mandated by the Shoreline Management Act and should not be used as substitution of retention on developed areas. The 42% tree retention is in the buffer area of the stream. On the parcel there are several Western Red Cedar trees and some Cottonwood trees that are 50 to 100 years old. These trees should be included in the 35% tree retention on the subject property as they still have wildlife value.

The property supported a large population of wildlife prior to the sewer line going in.. This was my main reason for wanting an EIS performed on the property. Once the sewer line went in the developer quickly removed a couple of dead snags that were big enough to be hauled off on flat bed trucks. These trees supported Pileated, Hairy, Downy woodpeckers and red shafted flickers.

The State Wildlife Dept policy is to try and keep common species common. If only habitat for endangered species is saved then we would only have endangered species. Once habitat is destroyed it cannot be replaced and the wildlife have no other place to go. Neotropical migrants are a species of concern and I have witnessed black headed grosbecks nesting on the property and they are a neotropical migrant.

I believe I have some valid concerns and they should be addressed and the hearing on Friday should be held.

Sincerely,



Leonard Steiner