

Ellsworth Property
APPEAL OF 8-LOT SHORT PLAT
(Land-2015-01985/Land-2014-01966)

AND
APPEAL OF SEPA DETERMINATION OF
NON-SIGNIFICANCE

(Land-2015-01011/SEPA-2014-01967)

Open Record Hearing – Hearing Examiner
November 20, 2015

Vicinity Map



Proposal

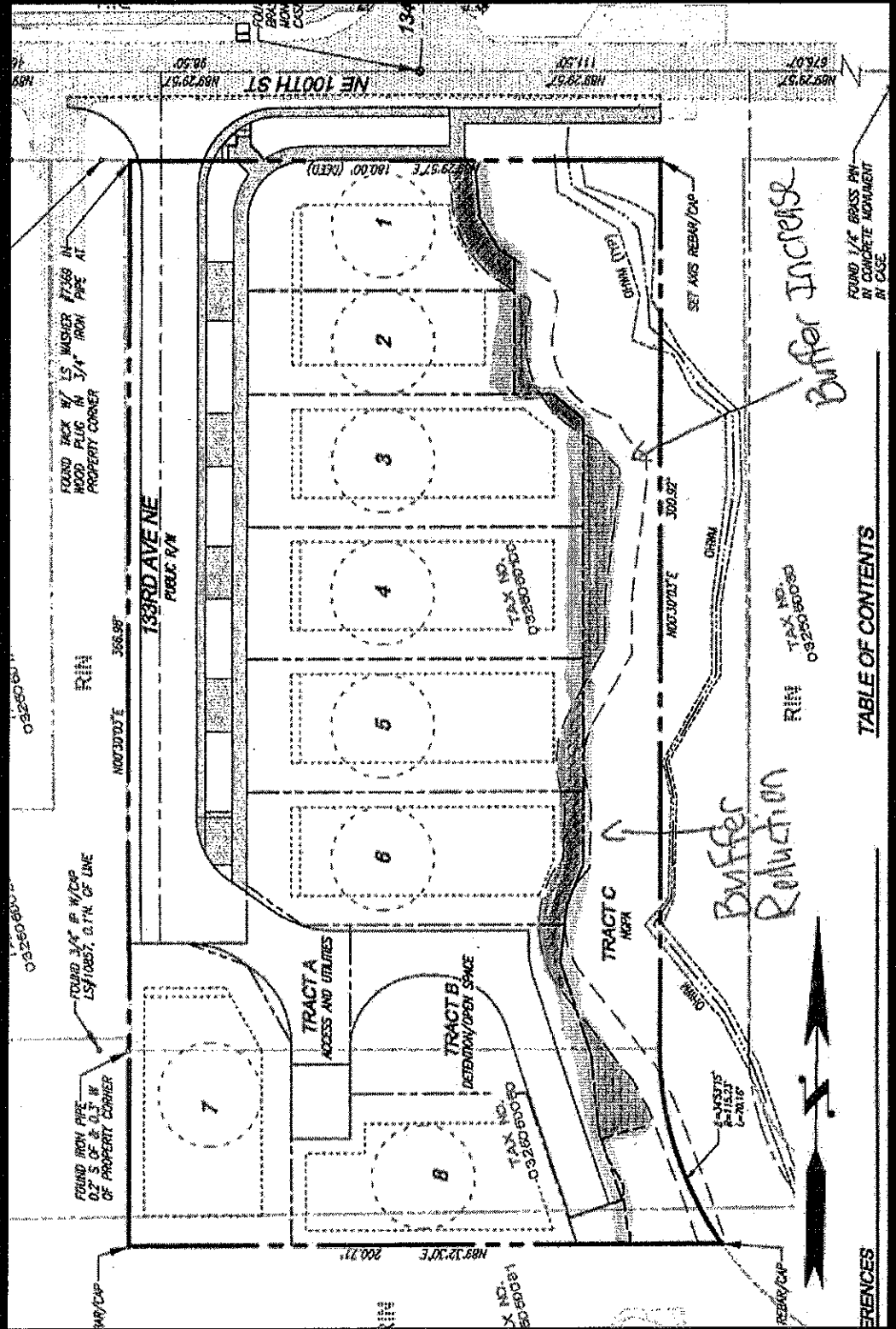
- Subdivide 1.53 acres zoned Residential Innovative (RIN) into 8 lots.
- Lots 1 & 2 are to be developed with a duplex (two-unit attached dwelling and Lots 3-8 are to be developed with detached single-family homes for a total of 8 dwellings.
- Buffer Averaging has been provided for the Class IV Stream which is in compliance with the Buffer Averaging Criteria defined in the RZC 21.64.020(B)(6).

Background

- On November 3, 2014 the Formal Application was filed.
- On December 8, 2014 the Notice of Application (NOA) was sent to all residents within a 500-foot radius of the subject site.
- On December 29, 2014 the Public Comment period ended in which 1 comment was received.
- On March 12, 2015 a Neighborhood Meeting was held with questions related to Wildlife and Tree Retention.
- On March 27, 2015 SEPA DNS was issued.
- On September 21, 2015 the Notice of Decision (NOD) was issued approving the project as an 8-Lot Short Plat.

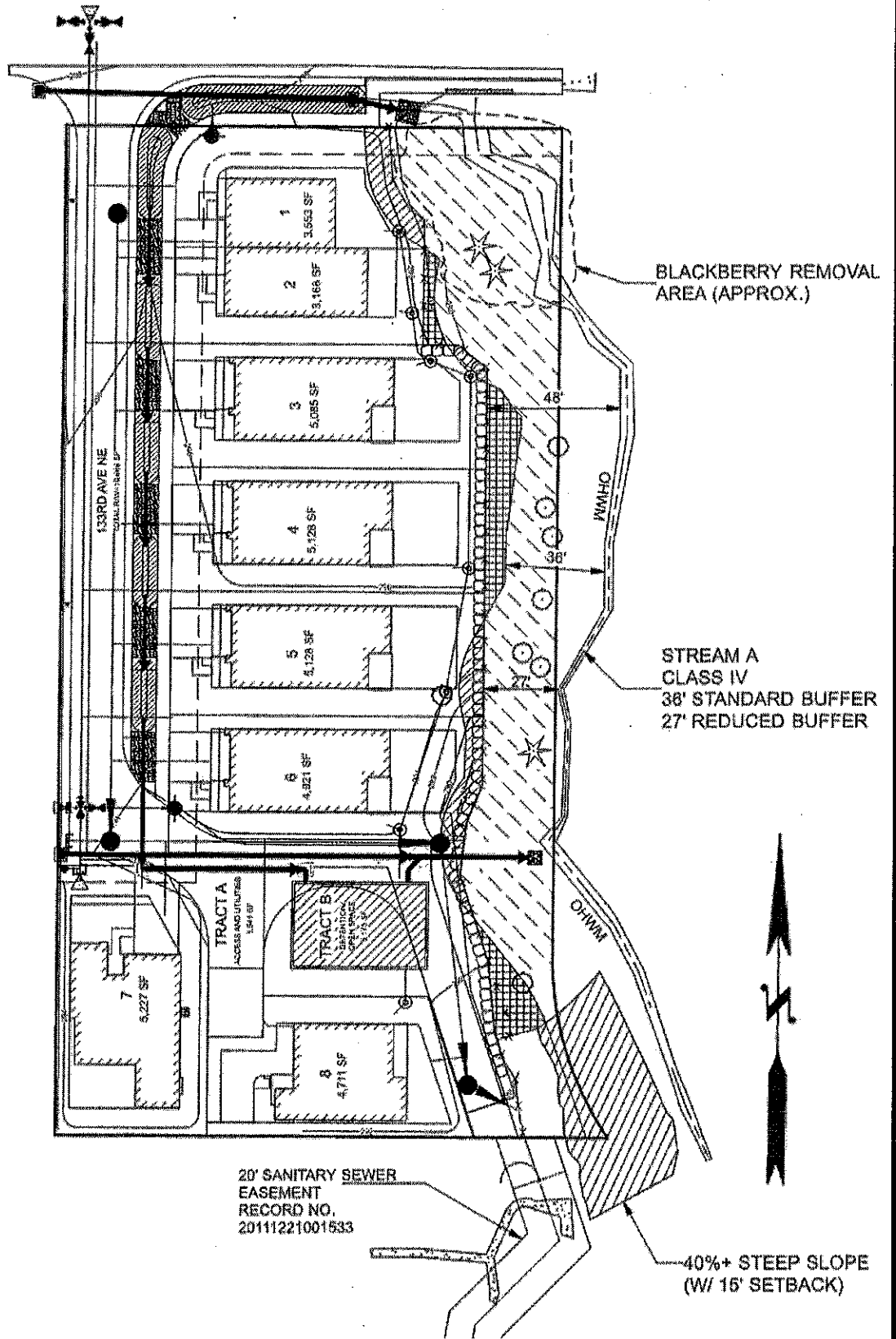
Site Plan

(Attachment 13: Sheet 1)



Mitigation Plan Map

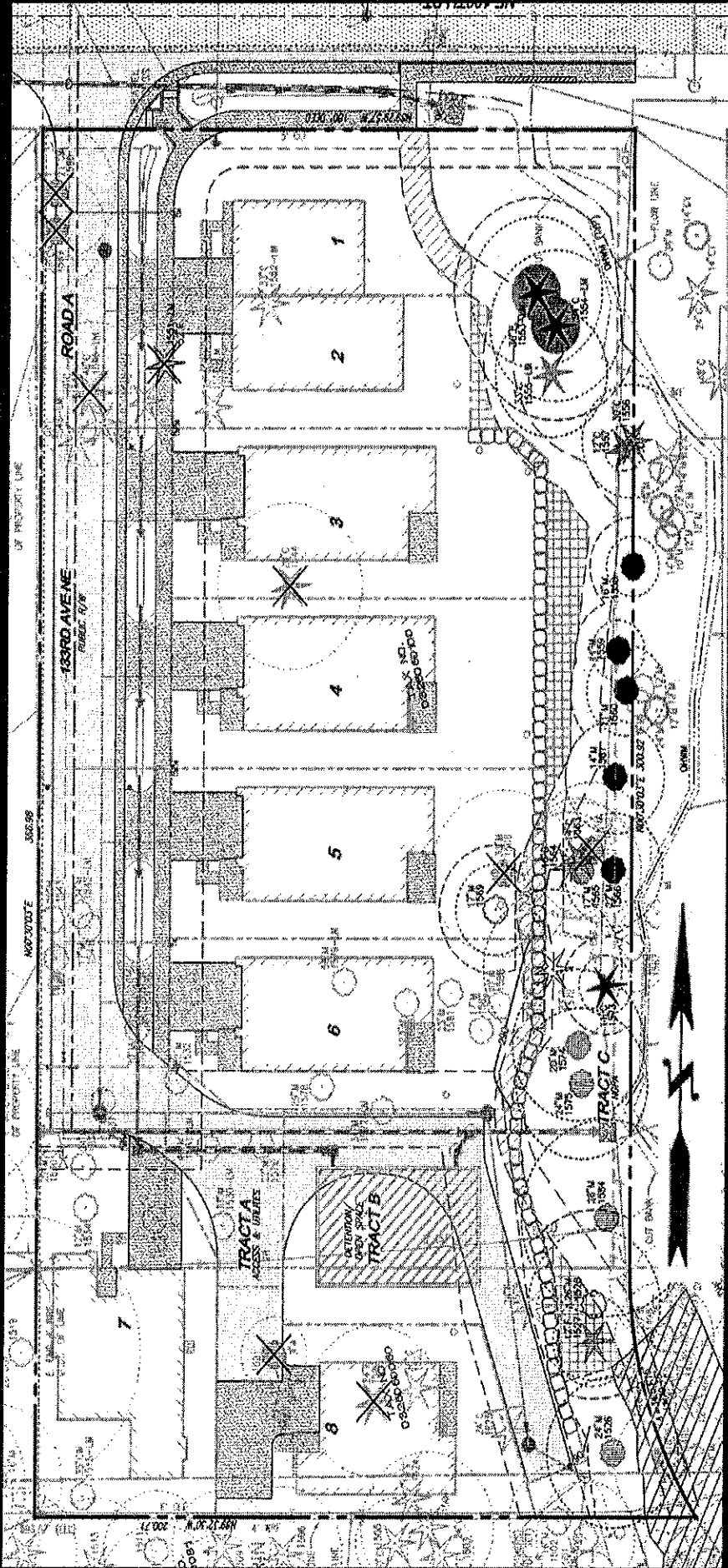
(Attachment 18: Sheet 25)



Tree Retention Plan

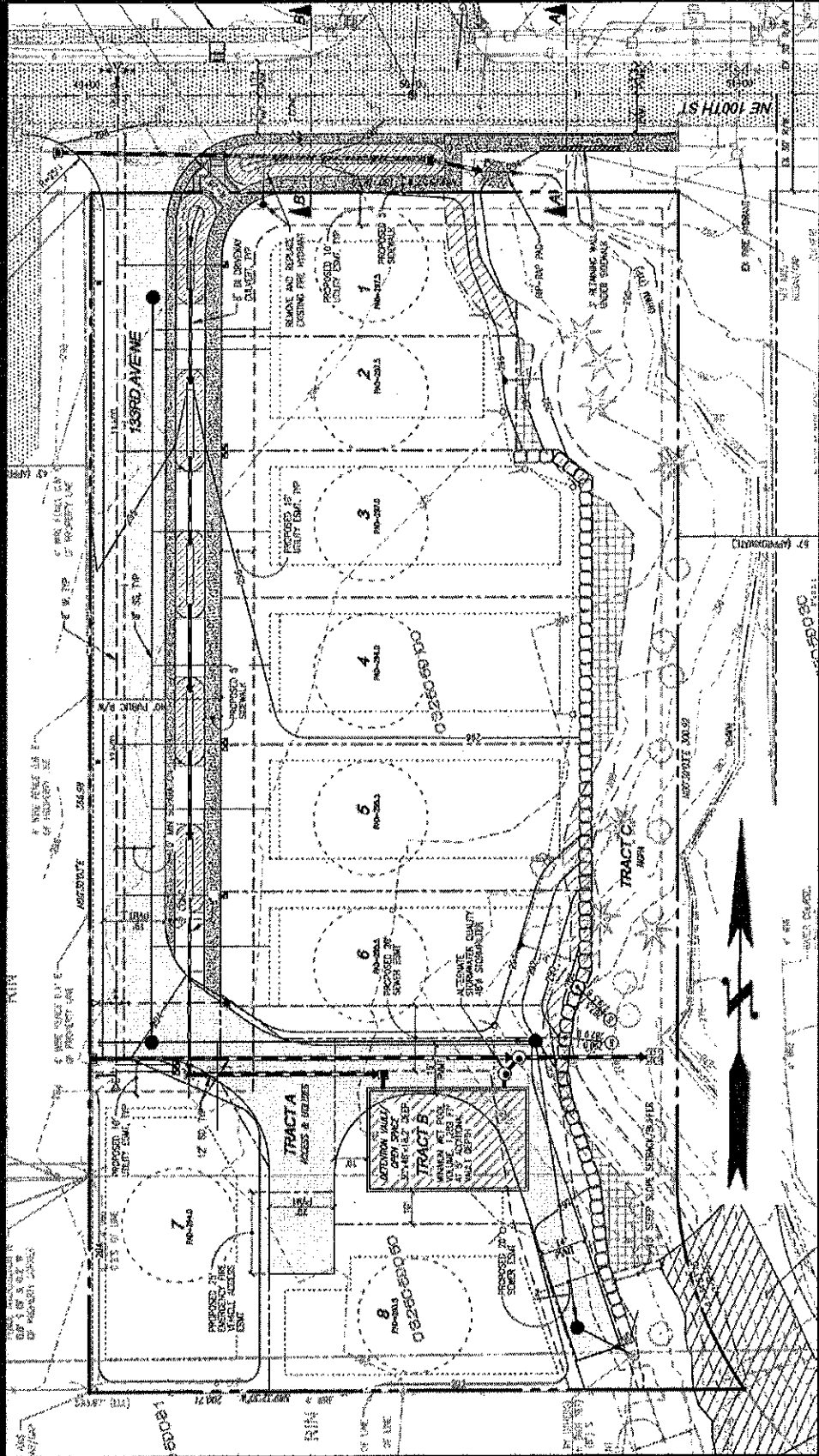
(Attachment 13: Sheet 5)

TABLE TREES				
PROPOSED ACTION AND BRIEF DEFINITION				
TREE TYPE	REMOVAL	IMPACTED	RETAINED	TOTAL
LANDMARK (>30' DBH)	1 # OF REMOVED LANDMARK TREES 1/3 = 3%	0 # OF IMPACTED LANDMARK TREES 0 = 0%	2 # OF RETAINED LANDMARK TREES 2/3 = 67%	3 TOTAL # OF LANDMARK TREES 3/3 = 100%
SIGNIFICANT (6" - 30')	7 # OF REMOVED SIGNIFICANT TREES 7/15 = 47%	3 # OF IMPACTED SIGNIFICANT TREES 3/15 = 20%	5 # OF RETAINED SIGNIFICANT TREES 5/15 = 33%	15 TOTAL # OF SIGNIFICANT TREES 15/15 = 100%
TOTALS	8 # OF REMOVED TREES 8/18 = 44%	3 # OF IMPACTED TREES 3/18 = 17%	7 # OF RETAINED TREES 7/18 = 39%	18 TOTAL # OF TREES 18/18 = 100%



Preliminary Stormwater Plan

(Attachment 13: Sheet 3)



Recommendation

- Staff recommends the appeal be denied:
- The City of Redmond has Substantive Authority under SEPA and has determined that the requirements for environmental analysis, protection and mitigation measures have been adequately addressed in the Critical Areas Regulations of the RZC 21.64; therefore, no EIS is required for this proposal.
- The City has determined that each mitigation sequencing requirement as identified in RZC 21.64.010(I) and the Buffer Width Averaging Criteria per RZC 21.64.020(B)(6) have both been met.
- A tree health assessment, Environmental Checklist and all other critical area reports as required by RZC 21.64.010(G)(2)(b) have been submitted for this proposal.
- Both the Wildlife Report (Attachment 15) and the SEPA Checklist (Attachment 17) confirmed that there are no species, or evidence indicating use by species that are of concern, priority, or locally important were detected on the site.

Recommendations Continued

- No wetlands were found on the site per the Critical Areas Study (Attachment 18).
- The subject site is not located within Shoreline Jurisdiction so it's not regulated by the Shoreline Management Act.
- All trees are to be retained within Tract C (42% Tree Retention) and the vegetation will be enhanced with native vegetation as part of the mitigation requirements through buffer averaging. Tract C contains a Habitat Conservation Area (HCA) due to the presence of the Class IV Stream and its associated buffers. The HCA will be enhanced and permanently preserved to provide valuable wildlife habitat.
- The offsite storm drainage has been addressed as shown on Attachment 13: Sheet 3.