

Ellsworth Property

Oct 24 ,2015

Quadrant Homes(Heather Ridge ^{SOUTH}~~North~~)RS-01,RD-01,TR-01

Appeal by Leonard Steiner (definitions of appeal)

SMA

A buffer zone is established to protect the vegetation around a stream or wetland. 100% of this vegetation is to be preserved. Identifying one tree in this area as significant trees ^{pres} not constitute a 35% tree retention on the develop land as defined by the Redmond statutes.

If an EIS was performed on the site it would have shown

That 4 cottonwoods and 8 western red cedar should have been preserved as wildlife trees on the site. In addition

The amount of construction activity with house building

Resultant dogs and cats with human occupation would have a very destructive affect on the wetland values in the area.

The stream area should be treated as a sensitive area and houses restricted to maybe 4 instead of 8 and the access road goes around the cedars rather than have them eliminated.

SEPA

The land does not “perk” so when the developer put In the sewer line they placed rock over the line to help drain the land. This may not do the job as all the lands to the west of this property are on septic and drain on to this property. Once houses are built and sold then this problem is left to the property owner.

An EIS done on the property would have shown at one time the following wildlife occurred on the property and some still do. Deer,coyote,raccoon,opossum.douglas squirrel,greysquirrel,chipmunk and long tailed weasel.

Birds include crows, stellar jay, robins, dark eyed junco, varied thrush, chestnut backed chickadee, black capped chickadee, spotted towhee, California quail, bewicks wren, cedar waxwing, red breasted nuthatch, house finch, evening grosbeaks, blackhaeded grosbeaks, Wilsons warbler, American goldfinch and at times migrants, come through.

The removed dead trees supported hairy and downy woodpeckers plus pileated woodpeckers and northern red shafted flickers and occasional red naped sapsuckers.

The wet area support a large population of frogs and dragonflies plus other aquatic vertebrates or insects .

The State wildlife department states that their goal is to keep common species common. This cannot be done by eliminating important habitat.

SEPA was written to ensure that “environmental amenities will be given appropriate consideration in decision making along with economic and technical considerations.”

GMA

The Growth Management Act was written to ensure that maximum growth was considered in the urban area but only after all other values were considered in the project area. At no time was it intended to convert urban neighborhoods into barrack style housing.

Enclosed Photos of Property

ONE SIGNIFICANT TREE.





ONE SIGNIFICANT TREE

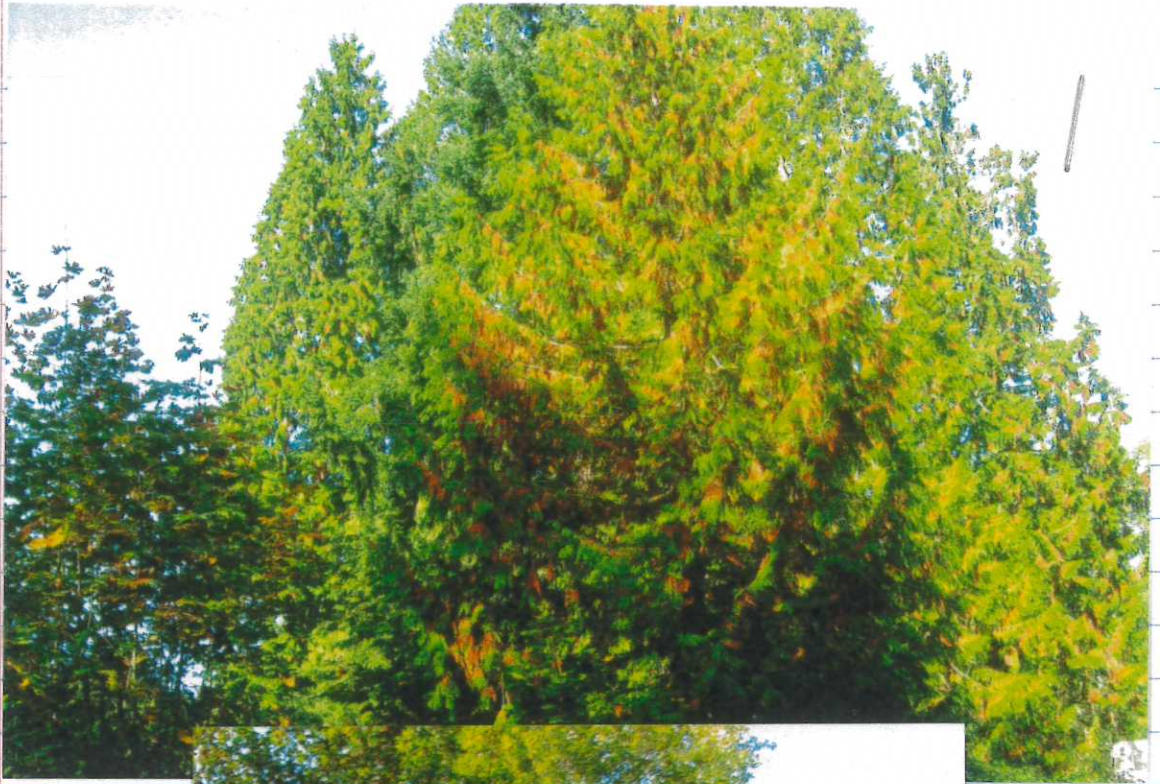




TU BERE MOVED TREES



TU BEE REMOVED TREES





TO BE REMOVED TREES

"Rock Fill"



