

**From:** [Rew Adams](#)  
**To:** [Cheryl D. Xanthos](#)  
**Subject:** RE: Public Comment Re: LAND-2014-02307  
**Date:** Tuesday, August 04, 2015 11:02:57 AM  
**Attachments:** [image001.png](#)  
**Importance:** High

---

Dear Madam Examiner, (care of Ms. Cheryl Xanthos)

As promised, here is my written statement for the record regarding Terrene Homes proposed development on 132<sup>nd</sup> Ave NE.

As the representative from Terrene stated our interactions have been challenging. What has not been clarified is “why?”. My perspective is that Terrene has balked at any and all requests by Conover Commons for compensation or consideration by falling back to their position that they are working within the bounds of the law. So, they’ll do whatever they want without further consideration. That is also apparently the position of the City of Redmond (“Redmond”). Well, sometimes the law is wrong... or, at best, the law is inadequate to address a specific situation. (Even my five-year-old son understands that if you take something from someone you should give them something in return.)

Redmond granted exceptions so our Conover Commons community could be built. Redmond approved the layouts of the properties on the Conover Commons’ plat. Redmond needs to follow through and grant another exception to the Conover Commons community due to their inability to foresee the future negative impact of their actions in granting the original exceptions.

This is an example of development run amok. It is not an example of Redmond or the developer doing the just thing for the established residents of Redmond. Both Terrene and Redmond use the law as a shield, but that shield should protect all the citizens. And we should all be protected from laws being applied unjustly or improperly.

Our cottage community is not a typical neighborhood. I invite you to visit our property as I’m sure Terrene would have you visit their proposed plat.

Should the easement be exercised I will seek *all* remaining remedies available to me and my community.

Most respectfully, Rew

[Rew Adams](#)

Sr. Technical Site Manager

Office PMG

Office: 425-705-9635 | Mobile: 206-349-7854

<http://office.com/itresources>



---

**From:** Amy Pepler Adams [mailto:amypadams@me.com]

**Sent:** Tuesday, August 4, 2015 7:26 AM

**To:** Rew Adams <rewadams@microsoft.com>

**Subject:** Fwd: Public Comment Re: LAND-2014-02307

Begin forwarded message:

**From:** Sarah Vanags <[svanags@redmond.gov](mailto:svanags@redmond.gov)>  
**Subject:** RE: Public Comment Re: LAND-2014-02307  
**Date:** July 1, 2015 8:18:45 AM PDT  
**To:** Amy Pepler Adams <[amypadams@me.com](mailto:amypadams@me.com)>

Thank you for your email. Your email has been entered as public comment for the project.

---

From: Amy Pepler Adams [[amypadams@me.com](mailto:amypadams@me.com)]  
Sent: Monday, June 29, 2015 3:51 PM  
To: Sarah Vanags  
Cc: Rew Adams; John Marchione  
Subject: Public Comment Re: LAND-2014-02307

Mr. Robert G. Odle  
Director of Planning and Community Development  
City of Redmond  
Re: Public Comment, File Number LAND-2014-02307

Dear Mr. Odle,

I have no objection in principle to progress and the development of a wholly-owned property for the benefit of the citizens of Redmond.

Neither do I object to the fact that Terrene Homes developer, Mr. Michael Walsh, is by all standards of decent society an unmitigated, self-interested ass. That's his choice.

What I do object to, as a law-abiding, tax-paying citizen of the United States of America, is the possible loss of my property rights. Why? The City of Redmond appears to be considering granting a for-profit business access to an easement granted to the City. This sewer easement was granted in good faith to ensure that the City of Redmond had the ability to maintain a public utility. It was not granted so a developer could increase his profit, or so the developer could minimize the amount of infrastructure needed to maintain and support his newly-proposed community. Nor was this easement granted so the City of Redmond could further increase its tax revenue.

Your official documents are incomplete due to the omission—intentional or otherwise—of the requested sewer easement on the adjacent property owned by the residents of Conover Commons. Also, if you include the easement, the development is not within 500 feet, it is within 10 feet!

Are you aware that Conover Commons is an internationally recognized and award-winning community? Architecture students and others travel here from around the world to visit our community. Conover Commons is an architectural gem in Redmond's crown. How sad if the City were to treat that special place as

someone's wastewater dumping ground.

If my concerns are not already apparent, then please permit me to outline a few more for you specifically:

- \* Allowing Terrene Homes to dig in this easement will destroy an existing sidewalk and deny several residents access to their homes. This will be a completely unnecessary hardship for the residents of Conover Commons.

- \* Unlike a typical subdivision, there is no street where the majority of the sewer line runs under our community. It runs under the middle of a neighbor's front yard and beneath our private sidewalks, which run between and allow the only access to the homes. (No street is adjacent to these sidewalks.) Our developer did not foresee this potential disaster looming.

- \* If the existing 8" pipe reaches capacity, or requires invasive maintenance due to increased capacity, the City will need to destroy a long section of sidewalk and deny up to eight (8) families access to their homes.

- \* Others in my neighborhood have mentioned their concerns about increased noise, increased traffic, and impact to the wetland and greenbelt areas surrounding our community. I share their concerns, but only secondary to the possible infringement on my property.

I trust that the informed and intelligent government agents for the City of Redmond will take our concerns seriously and ensure all citizens are treated fairly.

I invite you to my home to take a tour of our community before you render a decision. We are a unique community and this is a unique situation.

Most respectfully,  
Andrew Adams

13404 NE 111th Court  
Redmond WA 98052  
(206) 349-7854

cc: John Marchione, The Honorable Mayor of Redmond

Click here<<https://www.mailcontrol.com/sr/MZbqvYs5QwJvpeaetUwhCQ==>>>  
to report this email as spam.

This message has been scanned for malware by Websense. [www.websense.com](http://www.websense.com)