



**CITY OF REDMOND
HEARING EXAMINER
MINUTES**

July 20, 2015

Redmond City Council Chambers
15670 NE 85th Street, Redmond
7 p.m.

Hearing Examiner

Sharon Rice, Offices of Sharon Rice,
Hearing Examiner, PLLC

Staff

Sarah Vanags, Planner
Gary Lee, Senior Planner
Cheryl Xanthos, Deputy City Clerk

Convened: 7:00 p.m.

Adjourned: 7:55 p.m.

I. CALL TO ORDER

Hearing Examiner Sharon Rice convened the hearing at 7 p.m.

II. DESCRIPTION OF HEARING SEQUENCE AND PROCEDURES

Ms. Rice introduced the matter under consideration, reviewed the sequence of the hearing for the evening, and explained the proceedings. Ms. Rice noted that she will issue a decision on the Strom Preliminary Plat application within 10 business days following the close of the record.

Ms. Rice administered the swearing in of all those in attendance testifying on these matters, reminded the attendees that the proceedings were being recorded, and asked them to identify themselves for the record. The following staff and applicant representatives introduced themselves for the record:

Sarah Vanags, Planner, City of Redmond
Tiffany Brown, Burnstead Construction, Applicant Representative
Lindsey Solorio, Core Design, Applicant Representative
Gina Brooks, Core Design, Applicant Representative

III. PUBLIC HEARING

A. Strom Property - Preliminary Plat (PPL)

PPL LAND-2013-01788

Request: Subdivide a 5.74 acres site into 13 single-family residential
lots

Location: 159th Ave NE and NE 117th Way

Ms. Rice assigned the Technical Committee Report as Exhibit 1, identifying the following submitted attachments:

Report Attachments

1. General Application Form
2. Project Contact Form
3. Vicinity Map
4. Zoning Map
5. SEPA Application Form
6. Completeness Letter
7. Public Notice Site Plan
8. Public Notice Tree Preservation Plan
9. Notice of Application and Certificate of Publishing
10. SEPA Determination of Non-Significance, Addendum and Environmental Checklist
11. Notice of Public Hearing and Certificate of Posting
12. Plan Set
13. Critical Area Report
14. Geotechnical Report
15. Green House Gas Emissions Worksheet
16. Tree Health Assessment
17. Landmark Tree Exception Request
18. Tree Exception Approval Letter
19. Title Report
20. Traffic Study
21. Stormwater Report
22. Computation Worksheet
23. Neighborhood Meeting Notice

STAFF PRESENTATION:

Ms. Sarah Vanags, Planner, submitted the following exhibits to the record and Ms. Rice assigned it accordingly:

- Corrected Technical Committee Report (replaces current Technical Committee Report, Exhibit 1)
- List of Updates/Revisions to Strom Property Technical Committee Report as of 7/20/2015 - Exhibit 2
- Stephens & Klinge Comment Letter - Exhibit 3
- PowerPoint Presentation, 07/20/15 Hearing – Exhibit 4

Ms. Vanags, reported on the Strom Property Preliminary Plat application:

- Vicinity Map:
 - Located in the North Redmond Neighborhood;

- West of Greystone and North of Kensington;
- Property Description:
 - Property zoned R-4;
 - Three wetlands and two streams on-site;
- Proposal:
 - Subdivide a 5.74-acre site into 13 single-family lots;
 - Retain 67.4 percent open space due to critical areas on-site;
 - One affordable housing unit will be provided;
- Site Plan:
 - Green building infrastructure will be used to reduce average lot size by 30 percent;
 - Drought tolerance and native vegetation techniques will be used;
- Tree Preservation Plan:
 - 57 percent significant tree retention;
- Procedural summary:
 - Completeness: 10/15/2013 – letter of completeness issued and vested date;
 - Notice of Application:
 - 12/26/2013, comment period ended;
 - SEPA DNS:
 - Issued 06/06/2014;
 - Notice of Public Hearing – issued 06/29/2015;
 - Must adhere to North Redmond regulations;
- Neighborhood Comments:
 - Neighborhood meeting – 01/06/2015; one comment received July 16, 2015, provided as Exhibit 3;
- Preliminary Plat Decision Criteria;
 - conformance with the goals, policies, and plans in the Redmond Comprehensive Plan – meets the goals and policies of the Comprehensive Plan, citywide policies, and neighborhood-specific policies for North Redmond;
 - site requirements for the Residential Zone – base density allows 23 units, and proposed density is 13 dwelling units;
 - submittal requirements – meets the submittal requirements on file and deemed complete on 10/15/2013;
 - providing housing types that effectively serve the affordable housing needs of the community – project will provide one affordable housing unit;
 - street and sidewalks; the proposed street system conforms to the City of Redmond’s Arterial Street Plan and Neighborhood Street Plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic – 5-foot sidewalks to be provided along 159th, and will meet City’s street design standards;
 - the proposed preliminary subdivision will be adequately served with City-approved water and sewer, and other utilities appropriate to the nature of the subdivision – adequate public facilities: streets, fire protection, utilities and pedestrian access; and new stormwater detention facility proposed;
 - the proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the subdivision – informal recreational opportunities available throughout the site with extensive open space, and 10 percent minimum open space lot by lot;

- the proposed preliminary subdivision will be adequately served with City-approved schools and school grounds appropriate to the nature of the subdivision – the proposed plat has been conditioned to pay school impact fees upon issuance of building permits for each single-family lot;
- the proposed preliminary subdivision will be adequately served with City approved sidewalks and safe walking conditions for students who walk to and from school, appropriate to the nature of the subdivision – the sidewalk improvements which provide a safe walking route from the development for students who walk to and from school;
- the layout of lots, and their size and dimensions take into account topography and limitations of the site including the sloping wetlands and streams; and
- identified hazards and limitations to development have been considered in the design of lot layout and safety.
- Conditions of Approval – staff recommends approval subject to conditions of approval contained in the Technical Committee Report.

Ms. Vanags provided the following information, in response to Hearing Examiner inquires:

- staff can provide information regarding the schools zoned for this preliminary plat and the proposed safe walk route;
- no appeal was filed of the SEPA DNS;
- water and sewer availability;
- the school district was notified and did not comment;
- no City engineer is available to address questions tonight;
- open space will be provided above the stormwater detention vault in Tract A;
- active recreation is required;
- the applicant is providing 100-foot distance from the property line for buffer averaging and mitigation;
- the Geotechnical report from 2011 still meets City code;
- the vast majority of the mitigation is being completed at the Kensington development;
- 137 trees are proposed to be replaced by fee in-lieu; and
- a traffic study was required, and can be provided.

APPLICANT TESTIMONY:

Ms. Tiffany Brown, Applicant’s Representative, had nothing further to add.

Ms. Brown, and Ms. Gina Brooks, Applicant’s Representative from Core Design, provided the following information in response to Hearing Examiner inquires:

- The City is requiring an asphalt turn-around on Tract A over the storm detention vault and will not have vegetation or active recreation.
- The applicant has reviewed the comment letter and realizes the biggest concern is that the right-of-way is extended all the way to the north; and utility stubs should not be a requirement of the plat.
- The applicant has no objections to the conditions of approval but would like temporary construction easements.
- Providing utility stubs to the north would be difficult for the neighbors to connect to.

No City staff was available to speak to the issues in the public comment letter.

PUBLIC TESTIMONY:

Ms. Rice called for any of those present wishing to provide public testimony on this matter.

Mr. Charles Klinge stated that:

- he is representing Fermi Wang who owns property to the north of the proposed preliminary plat;
- the right-of-way, water stub, sewer, power, gas, phone and cable utilities should be extended to the property line and should be a condition of approval; and
- Redmond Zoning Code addresses the issues.

Ms. Brooks stated that typically improvements to a right-of-way will occur if it doesn't require easements; sewer may not be a viable option but will check with the City; power, gas, phone and cable utilities will have to be discussed with Puget Sound Energy (PSE).

Ms. Brown stated that as a developer they must create engineering designs and feels the other property owners should provide their own engineering designs regarding the utilities. Agreements are in place with the Greystone development and new conditions of approval may cause a conflict.

There being no one else present wishing to testify, the public comment period closed.

Ms. Rice stated the City will submit the necessary documents to address the comment letter, and the applicant will get an opportunity to respond.

CONCLUSION:

Ms. Rice provided a timeline for document and response submittals. The record will be held open until July 31, 2015, following that, a written decision will be issued within 10 business days. An order will be issued in this regard.

IV. ADJOURNMENT

The public hearing closed at 7:55 p.m., and the meeting adjourned.