

**BEFORE THE HEARING EXAMINER  
FOR THE CITY OF REDMOND**

In the Matter of the Application of	)	NO. LAND-2013-01788
	)	
	)	
<b>Burnstead Construction</b>	)	
	)	
	)	
for Preliminary Plat Approval	)	<b>POST-HEARING ORDER</b>
(the Strom Property)	)	
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On July 20, 2015, the City of Redmond Hearing Examiner conducted a public hearing on the above-captioned application. The proposed preliminary plat would subdivide 5.74 acres into 13 single-family residential lots and three tracks containing roads, stormwater infrastructure, and critical areas and associated buffers. During testimony, additional information was requested that was not available at the time of hearing.

One item requiring additional information from City Staff who were unable to be present was a public comment letter from counsel for the adjacent property owner to the north (Exhibit 3, Klinge letter of July 16, 2015). The attorney who submitted letter appeared at hearing to give more detail regarding the concerns expressed in the letter.

The evidence offered did not contain detailed information about schools, school impacts mitigation, and safe walking routes for school aged residents of the plat. The Examiner requested additional information on these subjects.

On the record, the following schedule was agreed to by the parties for the submission of the specified additional information.

**Order**

- 1) **By the close of business Tuesday July 28, 2015**, the City shall submit additional information regarding the following: which schools would serve the plat; whether those schools have capacity to serve the additional students and/or how capacity impacts would be mitigated; and the condition of the walk route between the plat and the schools within one mile that would serve the plat. This information should include details about City-required improvements to any portion of the safe walk route.
  
- 2) **By the close of business Tuesday July 28, 2015**, the City shall submit response from an appropriate staff person to the requests for right-of-way and utility extension to the shared property boundary between the site and the parcel to the north (No. 262605-9054, Wang property) referenced in the comment letter at Exhibit 3.

- The City's response should address the contention at hearing by Mr. Klinge that RZC 21.17.010 (and/or other applicable provisions) requires the Applicant to extend utilities including water, sewer, and power/gas/phone/cable to the shared property line within the right-of-way that the comment requests be completed to the boundary.
  - Staff should also respond to the Applicant representative's contentions that they "should not be required to do the neighbor's engineering for them" specifically with regard to sewer and that extending any utilities to the property line would require a construction easement on the neighboring property.
  - The City's response should include recommended conditions of approval that would result in a project comporting with the City's analysis of what is required by code.
- 3) The **Applicant shall have until close of business on Friday July 31, 2015** to submit responses to the City's submittals regarding schools and utility extension.
  - 4) Prior to submittal, the Applicant and City Staff are welcome to discuss the City's responses and reach agreement as to recommended conditions of approval. If no agreement is reached, the Applicant's response should indicate their position on what is required to comport with City code.
  - 5) The record is held open only for the items identified above.
  - 6) The record is scheduled to close on Friday July 31, 2015, rendering a decision deadline of August 14, 2015.
  - 7) All submittals in response to this order shall be sent via email to the Office of the Hearing Examiner, Attention Cheryl Xanthos, Deputy City Clerk, at [cdxanthos@redmond.gov](mailto:cdxanthos@redmond.gov). The Hearing Examiner Clerk will upload the submittals as received to the website and forward them via email parties of record including Mr. Klinge and to the Examiner.
  - 8) Clarifying questions about this Order may be sent to Ms. Xanthos at the same email address.

Ordered July 21, 2015.

By:



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Sharon A. Rice  
Redmond Hearing Examiner