



RE-ISSUED

ATTACHMENT 7

Public Comment Form

Project Name: Rose Hill Subdivision

File Numbers: LAND-2016-00146 & LAND-2016-00837

Contact Information

Name: Zachary Bergman

Phone: (425) 456-2740 Email: Zachary.Bergman@PSE.com

Address: PO Box 97034 / PSE 10 S Property Management State: WA

Zip Code: 98009

Comments (Attach additional sheets if necessary)

PSE spent some time searching through the County and the City of Redmond's mapping and ex. drainage system between the Rose Hill project site and PSE Sammamish switching yard. To sum it up, PSE doesn't see any direct impact from the proposed development, at this time.

Based on preliminary design, the proposed development is clustered at the southwest corner of the site and also noticed a significant amount of forested areas are being designated as protected/preserved along the north and east property lines. It is unclear on preliminary design but I assumed that the controlled drainage will be detained and released to the downstream of the existing wetland (Class III) which is called out as Class IV stream on the site plan. The City of Redmond's stormwater system map (see attached map) shows that surface runoff from the Rose Hill site currently sheet flows to the east and being collected by the existing storm system behind the Pro Sports Club. This storm system runs east between the Pro Sports Club and Microsoft Rec buildings connecting to the storm system in Willows Road. As long as the natural discharge location is not altered (continue flowing east and not directed to the south) and required flow control is provided, there shouldn't be any direct impact to PSE's Sammamish switching yard from the proposed development.

However, PSE has the following items of concern, throughout the construction of the project, for the following:

Flow control facility type, outlet location, and its constructability near the steep slope;

Location of water and sanitary sewer connections to the east and any potential impacts to the existing Class IV stream/wetland outlet point; and

Final grading along the south and east side of the proposed development and potential impact to the property to the south and steep slope; and

Look out for any potential additional flows to Gun Club Trib. from the Rose Hill project site.

Thank you.

Zachary Bergman SR/WA

Puget Sound Energy

Senior Real Estate Representative

(425) 456-2740

Zachary.Bergman@PSE.com

Gloria Meerscheidt

To: Bergman, Zach
Cc: Jeff Dendy; Zheng Lu
Subject: RE: Rose Hill Subdivisions - LAND-2016-001469 & LAND-2016-00837

Zachary,

Thank you for your comments related to the proposed Rose Hill preliminary plat. I have cc'd both Jeff Dendy, Stormwater Engineer and Zheng Lu, Utility Engineer with the City who can better answer your questions related to drainage and sewer. Please feel free to reach out to either or both of them at your earliest convenience. Please let me know if you have any additional questions or comments. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Bergman, Zach [<mailto:Zach.Bergman@pse.com>]
Sent: Tuesday, September 06, 2016 9:12 AM
To: Benjamin Sticka
Subject: Rose Hill Subdivisions - LAND-2016-001469 & LAND-2016-00837

Hello Mr. Sticka

Thank you for providing notice of the proposed plat to PSE. Attached is our comment form as it relates to the plat development. Our only item of concern would be drainage and potential sewer install. Please feel free to let me know if you have any concerns and/or questions as it relates to our comments.

Thank you.
Zachary Bergman SR/WA
Puget Sound Energy
Senior Real Estate Representative
(425) 456-2740
Zachary.Bergman@PSE.com

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Public Comment Form

CITY OF REDMOND

AUG 18 2016

Project Name: Rose Hill Subdivision

File Number: LAND-2016-00146

PLANNING DEPT

Contact Information

Name: EDWARD CESARONE Phone: 425-503-5322 Email: eccesarone@gmail.com
 Address: 13645 NE 100th St, Kirkland State: WA Zip Code: 98033

Comments (Attach additional sheets if necessary)

8/17/16

We reside across street from the NW corner of Rose Hill Sub.
 Removal (proposed) of heritage "significant" trees cedars +
 Doug firs is not absolutely necessary. They serve as
 wildlife habitat; noise abatement and wind current
 protection. We question the necessity ~~to~~ installing a
 sidewalk at the expense of these valued trees.

Development in our Rose Hill neighborhood has
 scraped most all of our tall firs + cedars so
 developers can build their subdivisions. No homes
 can be built across the street from us; so why
 not ~~cease~~ cease the negative environmental
 impact by ^{rescuing} ~~restoring~~ these Landmark trees.

We are not in agreement with removing these
 trees found on the "Preliminary Tree Preservation Plan"

Sincerely, Ed + Juanita Caspell

Gloria Meerscheidt

To: Edward
Subject: Cesarone Public Comment_Response 8/22/16

Mr. Cesarone,

Good morning. Thank you for your letter, which was received during the comment period for the Rose Hill Plat (LAND-2016-00146) on August 18, 2016. The Public Hearing for the subject plat is scheduled for October 17, 2016 at 7:00 PM at the Redmond City Hall Council Chambers. To address your questions related to the removal of the trees on the subject plat; the City of Redmond requires that all plats retain a minimum 35% of trees on all plats. The applicant is proposing to retain over 60% of the subject trees on their plat. I have added your name to the "Parties of Record" spreadsheet, which ensures that you will receive future correspondence related to the Rose Hill plat. Please let me know, if you have any additional questions or comments? Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

Gloria Meerscheidt

To: Gary Sagara
Cc: Vicki Orrico; Kirk Myklestad; Barbara Rodgers; Jeremy Febus
Subject: RE: Rosehill Subdivision Project 2016-00146

Mr. Sagara,

Thank you for your comments related to the proposed Rose Hill plat. First, the plat complies with minimum tree retention by providing approximately 60 percent tree retention whereas Redmond Zoning Code only requires a minimum of 35 percent. Additionally, the health of the trees are verified by a Certified Arborist, who submitted a report based upon his findings as a part of the subject application. I can provide a copy of the arborist report, if you would like one? Next, the question related to the possible conflicts with the lot configuration, utilities and noise concerns has been forwarded onto the applicant who can address your questions. Finally, staff is working with the applicant and gun club, in-order to develop a staff report condition, which speaks to both safety and disclosure of the gun club for perspective residents of the Rose Hill plat. Please let me know if you would like any additional information related to the proposed plat? Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Gary Sagara [<mailto:garysagara@msn.com>]
Sent: Tuesday, September 06, 2016 4:27 PM
To: Benjamin Sticka
Subject: Rosehill Subdivision Project 2016-00146

Ben:

Attached is my Public Comment Form regarding the Rosehill Subdiivision Project, 2016-00146. Please consider the issues presented in the attachment.

Gary Sagara garysagara@msn.com

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Public Comment Form

Project Name: Rose Hill Subdivision

File Numbers: Land-2016-00146

Contact Information:

Gary Sagara

425-827 3365

garysagara@msn.com9809 138th Ave. N.E.,

Kirkland

Washington

98033

Comments:

My wife Jennifer and I are the property owners to the west of the proposed subdivision. Our east property border is approximately 427 linear feet of the proposed subdivision's west boundary. This east boundary of my property includes a private 12.5 feet wide private easement for ingress, egress and utilities which is currently to the centerline of 138th Ave. N.E., roadway.

I have been advised by the City of Redmond Planning Department that their approved plan will comprise of splitting 138 Ave into a roadway consisting of 30 feet wide Dedication and 10 feet sidewalk and utilities easement by the Developer. 138th Ave. would then consist of a 15 feet of the Dedicated width from the Developer and 15 feet of my property as a private easement the centerline of the existing roadway. This arrangement would include approximately 6,400 sq/ft of my property. However, according to my title insurance policy, my property only grants a 12.5 feet easement, approximately 5,338 sq,ft, for ingress egress and utilities.

I have also been advised by the City Planning Department that when or if my property is developed, the City will require that my private easement be dedicated to the City and an addition 10 feet easement for sidewalk and utilities will be added.

The proposal preserves the maximizing of 29 proposed building lots for the Developer but raises question as to the traffic, liability and maintenance issues to a roadway that would on one side be a public roadway and the other side be my private easement. Additionally, in reviewing the site plan C-10 dated 8/7/2019, it does appear the 10 feet sidewalk and utilities easement of the Developers west border conflicts with the building foundation layout of several of the lots.

The next issue I would like addressed is noise impact associated with the removal of all trees located in the portion of the development where the 29 residential lots are to be built. The south border of the development will border on the north border of the Interlake Gun Club. In fact, 10 of the proposed lots, will be within 30 feet of the shooting positions for the gun club shooters. The only barrier separating the shooters from the residents will be a 4 foot chain link fence. My concern here would be noise and safety to the new residents and also increase in gun noise to the neighborhood. Incidentally, this is further magnified because the gun club has recently substantially increased their membership and opened up their upper range to higher caliber arms firing. Furthermore, in allowing the clear cutting of trees in this portion of the development will present a dangerous potential tree failure to my existing trees since they would no longer have a wind buffer to the east side of my property.

I have lived on my property for 39 years. I have also felt the gun club has been a good neighbor and responsive to issues that have risen over the past years. It is my understanding that the gun club is now considering only allowing 22 caliber weapons and those with noise suppressers on the upper range.

However, this proposed subdivision, in my opinion favors the Developer and in its current proposal is not in the best interest of both the remaining property owners and the future residents of the proposed development.

I ask that the hearing examiner consider additional modifications to the approved development plan that would address the street issue, the noise issue and potential tree failure issue before granting final approval to this plan.

Thank you for your consideration,

Gary and Jennifer Sagara

9809 138th Ave. N.E.

Kirkland, Wa. 98033

AND DESTROY THIS COMMUNICATION

From: Benjamin Sticka [<mailto:bsticka@redmond.gov>]
Sent: Wednesday, September 07, 2016 11:42 AM
To: Kirk Myklestad; Jeremy Febus; Barbara Rodgers; Vicki Orrico
Subject: FW: Rosehill Subdivision Project 2016-00146

All,

Please find the public comment from Mr. Sagara related to the Rose Hill plat. I have responded to his comment, but would encourage you to reach out to him as well. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Gary Sagara [<mailto:garysagara@msn.com>]
Sent: Tuesday, September 06, 2016 4:27 PM
To: Benjamin Sticka
Subject: Rosehill Subdivision Project 2016-00146

Ben:

Attached is my Public Comment Form regarding the Rosehill Subdiivision Project, 2016-00146. Please consider the issues presented in the attachment.

Gary Sagara garysagara@msn.com

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From: [Vicki Orrico](#)
To: garysagara@msn.com
Cc: [Barbara Rodgers](#); [Jeremy Febus](#); [Kirk Myklestad](#); [Kate Condit](#); [Holly Traube Cordova](#); [Benjamin Sticka](#)
Subject: FW: Rosehill Subdivision Project 2016-00146
Date: Wednesday, September 14, 2016 10:40:13 AM
Attachments: [Rose Hill Plans.pdf](#)

Mr. Sagara

I am the attorney for Benchmark Communities, the applicant for the Rosehill Subdivision project. Benjamin Sticka, Redmond City planner, forwarded your comments on the application to us, and asked that we respond. The bulk of your comments pertain to City regulatory requirements, and therefore seem to be addressed to the City. It is my understanding that you have already received a response from the City to those issues. I am writing to respond to the issues directed to the applicant:

- Utilities easement and sidewalk encroachment: You referenced sheet C-1.0, which does not show the building foundations. For your reference, I am attaching the site plan, which clearly shows that the 10' sidewalk and utility easement are well out of all of the building setback lines.
- Gun club issues: The applicant recognizes that the gun club is a licensed shooting range and is entitled to operate within the bounds of applicable laws. Your questions regarding safety seem to suggest a concern about artillery leaving the gun club property. It is my understanding that the safety laws governing gun ranges require gun ranges to be configured in a manner that would preclude such occurrences; these are laws and regulations that govern and restrict the gun range's use of their property rather than a restriction that may be placed on our use of our property. The proximity of the gun club to our development was a legislative matter determined by the City Council when it zoned the properties, allowing residential to be located on the property abutting the gun club property. As such, we are permitted to build homes on our property. Issues of noise are addressed by Redmond City Code (see RMC 6.36.050(2)(c)).

I hope this email, together with the City's email, address your concerns. Please do not hesitate to contact me if you have additional questions. Thank you.

Best Regards,

Vicki E. Orrico

Vicki E. Orrico

Johns Monroe Mitsunaga Koloušková, PLLC

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Gloria Meerscheidt

From: Glenn Stinson <glenn.stinson@gmail.com>
Sent: Tuesday, September 06, 2016 4:06 PM
To: Benjamin Sticka
Subject: Rose Hill Subdivision Public Comment

Project Name: Rose Hill Subdivision
File Numbers: LAND-2016-00146 & LAND-2016-00837

Name: Glenn Stinson
Phone: 425-681-1108
Email: glenn.stinson@gmail.com
Address:
12318 101st Ct NE
Kirkland, WA 980934

Comments:

The Interlake Sporting Association is concerned about the proposed development of the Rose Hill Subdivision. The current plan represents an existential threat to the club. Placing homes with 30 feet of the firing line of an active gun range, with no plan for addressing sound abatement is pitting the new home owners and the club against each other. Our goal is a friendly coexistence with our new neighbors, just as we have had since 1947. The ISA asks the City's help in requiring the Applicant to include in their plan a proven method to address this issues and a full disclosure to potential buyers.

A second area of concern is the proposed new property line, which is six inches into our property. The survey quoted is clearly flawed, stating that there is a four foot fence surrounding our property, when the fence is in fact six feet. A factually incorrect survey cannot be relied upon. We ask that the City require that the already established property line be upheld.

Thank you,
Glenn Stinson
President, Interlake Sporting Association

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Gloria Meerscheidt

To: Glenn Stinson
Subject: RE: Rose Hill Subdivision Public Comment

Glenn,

Thank you for your comment related to the proposed Rose Hill plat. Your comment was shared with the applicant who indicated that they will be follow-up with you. Also, your comment will be included in the attachments to the Hearing Examiner. Please let me know if you have any additional questions. Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

From: Glenn Stinson [<mailto:glenn.stinson@gmail.com>]
Sent: Tuesday, September 06, 2016 4:06 PM
To: Benjamin Sticka
Subject: Rose Hill Subdivision Public Comment

Project Name: Rose Hill Subdivision
File Numbers: LAND-2016-00146 & LAND-2016-00837

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Phone: 425-681-1108
Email: glenn.stinson@gmail.com
Address:
12318 101st Ct NE
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Glenn Stinson
President, Interlake Sporting Association