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October 17, 2016

Hearing Examiner Gary McLean
Office of the Hearing Examiner
PO BOX 97010
M/S: 3NFN
Redmond, WA 98073

Re: Rose Hill Subdivision LAND-2016-00146 and LAND-2016-00837, PR-2015-01177

Dear Examiner McLean:

I have been asked by the Interlake Sporting Association, a Washington non-profit corporation ("ISA") to provide comments on the proposed Rose Hill Subdivision.

ISA is the owner of property immediately south of the Rose Hill property, sharing an 800 foot long common boundary. The ISA property is approximately 11.1 acres in size.

ISA is a member owned shooting sports facility which has operated continuously on this site since 1947. ISA is fully licensed by the City of Redmond under the terms of chapter 5.80 of the Redmond Municipal Code, with its most recent renewal in 2015. The facility is fully insured consistent with the terms of the code. ISA intends to operate this facility in the indefinite future as it has for the past 69 years.

ISA offers rifle, pistol, shotgun, airgun and archery activities. ISA's approved site plan is attached hereto. At no time are any firearms pointed directly toward the site proposed for the Rose Hill subdivision.

The reports from firearms discharged at the ISA will be plainly audible at substantially all of the lots proposed for development. The ISA currently operates from 10:00 a.m. until 8:00 p.m. or dusk 365 days a year. Shooting activity occurs 25 feet from the boundary with the new subdivision, just south of lots 7-10. Persons using this range and other ranges will be visible to residents of the lots 1-10.

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As a fully licensed shooting sports facility, ISA is exempt from provisions of the City of Redmond Noise Ordinance, RMC chapter 6.36. Specifically, RMC 6.36.050(A)(2)(c) provides that "sounds created by the discharge of firearms of authorized shooting ranges" are exempt from the noise ordinance during daytime hours. The discharge of some firearms may exceed noise standards set forth in Chapter 6.36 for residential areas. In this regard, the environmental checklist for the project may be inaccurate. Under "Noise" the checklist asks: "What types of noise exist in the areas which may affect your project (for example: traffic equipment, operation, other)?" The answer is: "No known existing noise." Given the proximity of ISA, this answer is not correct.

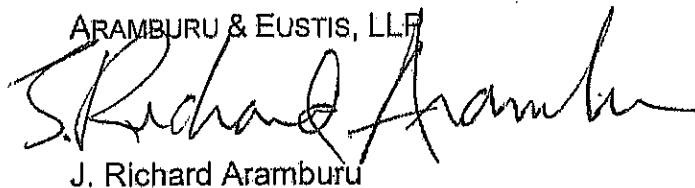
This history and explanation of the long term operation of ISA is brought to the attention of the Examiner to assure the project proponent for the Rose Hill Subdivision is aware of activities on the adjacent property. In addition, any prospective purchasers of property in the Rose Hill Subdivision should be fully informed of the ongoing activities on the ISA property. Generally those who purchase property with knowledge of adverse conditions in the neighborhood cannot request relief against such uses. See *Powell v. Superior Portland Cement, Inc.*, 15 Wn.2d 14, 18, 129 P.2d 536 (1942).

Under the facts of the current situation, we ask the Hearing Examiner to condition approval of the proposed subdivision to require disclosure of the existence of the ISA and its operations. The convenient manner of doing so would be to require the applicant to provide this correspondence to each prospective purchaser of a lot within the Rose Hill Subdivision.

Thank you for your attention to the concerns of ISA concerning the Rose Hill Subdivision.

Sincerely,

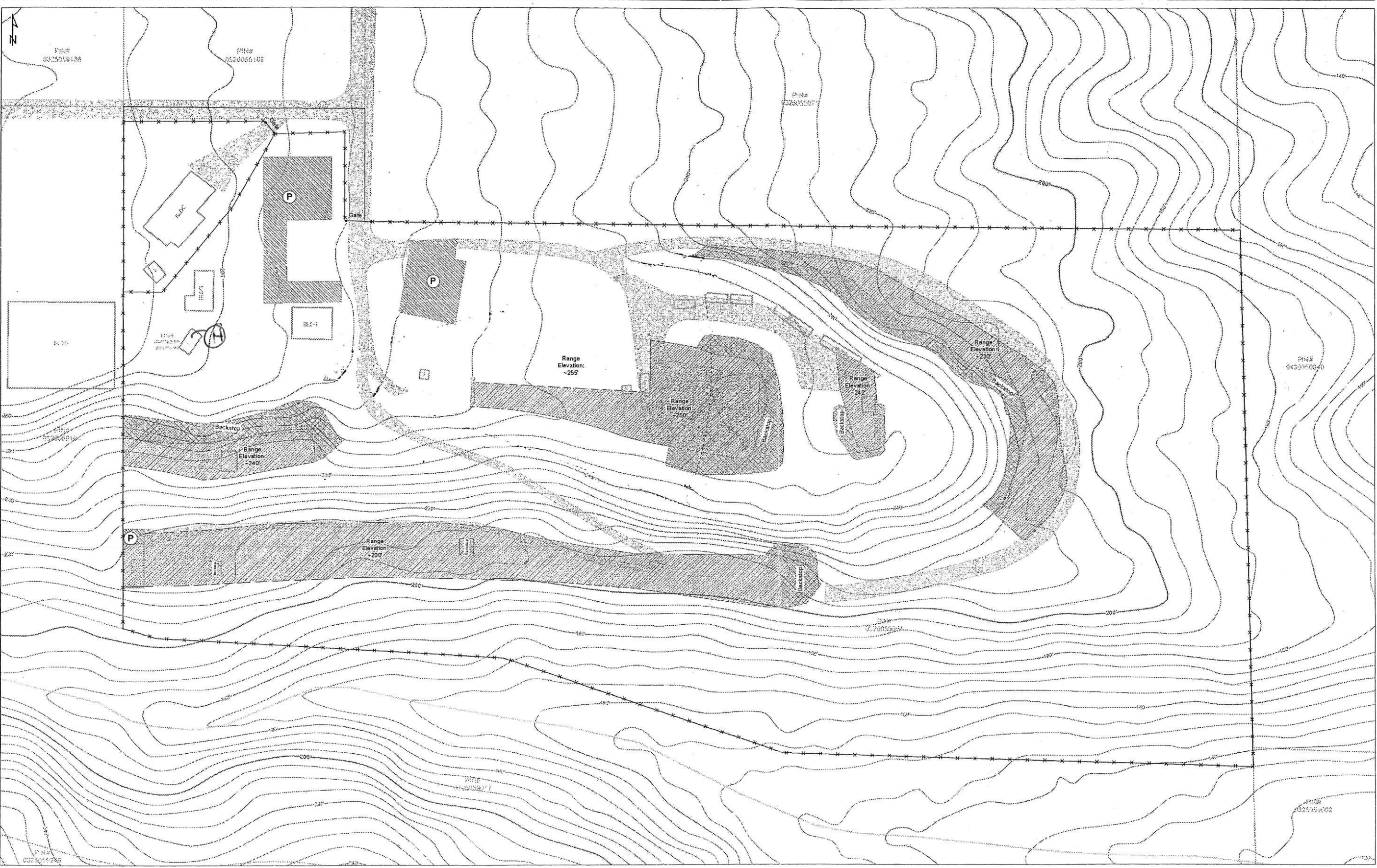
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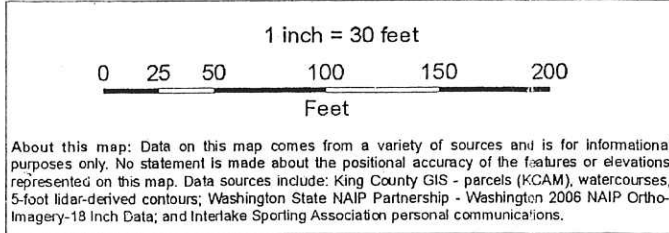
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JRA:cc

cc: Interlake Sporting Association
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Vicki Orrico, Johns Monroe Mitsunaga Koloušková PLLC, orrico@jmmlaw.com



| Map Features | | | |
|--------------|----------------|--|------------------|
| | Gates | | Earthen Backstop |
| | Fences | | Roads |
| | Property Bndry | | Parking Areas |
| | | | Buildings |
| | | | Bullet Range |



Document Date: 5/23/2010

Coordinate System: NAD 1983 HARN StatePlane Washington North FIPS 4601 Feet
 Projection: Lambert Conformal Conic
 Datum: North American 1983 HARN
 False Easting: 1,640,416.6667
 False Northing: 0.0000
 Central Meridian: -120.8333
 Standard Parallel 1: 47.5000
 Standard Parallel 2: 48.7333
 Latitude Of Origin: 47.0000
 Units: Foot US

Designed for paper size
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 42" x 32" printed area

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