



Public Comment Form

Project Name: Rose Hill Subdivision

File Numbers: Land-2018-00146 & Land-2016-00837

Contact Information:

Robert & Mary McCowan

425-822-3975

paandmatractor@frontier.com

9717 - 138th Ave. N.E.  
98033

Kirkland

Washington

Comments :

We are the property owners to the west of the proposed subdivision. We have been residents for over 40 years. 138th Ave. N.E. is not a dedicated street. There is a 15 foot easement for the purpose of the Interlake Gun Club for ingress and egress. This is private property and as such, we have paid taxes on it for over 40 years. Now you are telling us the developer can use our property for his deveopment. They can do with their property what they want to, but should not be able to use our property.

We have been advised by the City Planning Dept. that if our property is developed the city will require our private easement be dedicated to the City and an additional 10 feet of easement for sidewalk and utilities will be added.

The issue of ingress and egress with all the additional traffic also needs to be addressed, particularly since this is a "dead end" street. We have felt the gun club has been a good neighbor and responsive to any issues that have risen in the 40 plus years we have lived here.

This proposed subdivision, in our opinion, favors the developer and allows them use of our private property to develop their project.

Please consider the street issue, the additional traffic issue, as well as the current and future residents before granting approval for this plan.

Thank you for your consideration,

Robert and Mary McCowan

## Benjamin Sticka

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**To:** Bob and Mary McCowan  
**Subject:** RE: Rosehill Subdivision

Mr. & Mrs. McCowan,

Thank you for your email regarding the proposed Rose Hill subdivision. I have added your comment to be presented to the Hearing Examiner during the meeting on October 17<sup>th</sup>. Additionally, I have forwarded your comment onto the applicant. I expect that you should receive a response from them shortly. Please let me know if you have any additional questions. Thank you.

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

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**From:** Bob and Mary McCowan [<mailto:paandmatractor@frontier.com>]  
**Sent:** Thursday, October 06, 2016 10:27 AM  
**To:** Benjamin Sticka  
**Subject:** Rosehill Subdivision

Attached please find letter regarding Rosehill Subdivision

Thanks,  
Robert and Mary McCowan

Click [here](#) to report this email as spam.

## Benjamin Sticka

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**From:** Vicki Orrico <Orrico@jmmlaw.com>  
**Sent:** Thursday, October 06, 2016 11:45 AM  
**To:** paandmatractor@frontier.com  
**Cc:** Cheryl D. Xanthos; Jeremy Febus; Kirk Myklestad; Benjamin Sticka; Barbara Rodgers  
**Subject:** RE: Rosehill Subdivision

Dear Mr. and Mrs. McCowan

I represent Benchmark Communities with respect to their proposed Rose Hill development. I am writing in response to your October 6 letter commenting on their Application. You indicate a concern with Benchmark using your property. However, please note that all of the proposed improvements within Benchmark's Application are on Benchmark's property or within the public right-of-way; there is no work proposed on your property. You also raised concerns in your letter that "the additional traffic needs to be addressed." Please note that all traffic impacts have been addressed (including a traffic study submitted in conjunction with the Application) and reviewed by the City in both their review of the Application and in their SEPA determination. The remaining issues in your letter appear to be directed to the City.

Thank you for your comments.

Best Regards,

*Vicki E. Orrico*

Vicki E. Orrico  
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**From:** Benjamin Sticka [<mailto:bsticka@redmond.gov>]  
**Sent:** Thursday, October 06, 2016 11:05 AM  
**To:** Vicki Orrico; Jeremy Febus; Kirk Myklestad  
**Cc:** Cheryl D. Xanthos  
**Subject:** FW: Rosehill Subdivision

All,

Please find the most recent public comment for the Rose Hill plat, which was received today. Thank you.

Ben Sticka  
Planner – City of Redmond

(425) 556-2470 – [bsticka@redmond.gov](mailto:bsticka@redmond.gov)

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Robert and Mary McCowan

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