



**CITY OF REDMOND
HEARING EXAMINER
MINUTES**

September 26, 2016

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 Pyle, Senior Planner
Steven Fischer, Development Review Division
Manager
Paulette Norman, Development Engineering and
Construction Manager
Andy Chow, Development Engineering
Transportation Review
Cindy Wellborn, Senior Engineer
Cheryl Xanthos, Deputy City Clerk

Convened: 7:00 p.m.

Adjourned: 7:50 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 Hawk's Glen Preliminary Plat application within 10 business days of 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 Pyle, Senior Planner, City of Redmond
Steven Fischer, Development Review Division Manager, City of Redmond

Matt Perkins, Quadrant Homes, Applicant
Brett Pudis, Blue Line Group, Applicant Representative

III. PUBLIC HEARING

A. Hawks Glen - Preliminary Plat (PPL)

PPL LAND-2015-01452

Request: Subdivide a 9.77 acres site into 27 residential lots

Location: 17656 NE 116TH Street, Redmond, WA, 98052

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

Report Attachments

1. Vicinity Map
2. Notice of Application and Certificate of Posting
3. Notice of Application and Public Comment Letters and Staff Responses
4. SEPA DNS Certificate of Posting and SEPA Threshold Determination
5. SEPA Comment Letters and Staff Responses
6. Notice of Public Hearing and Certificate of Posting
7. Environmental Checklist
8. Tree Health Assessment
9. Plan Set
10. Critical Area Report and Mitigation Plans
11. Safe walk Narrative
12. General Application Form
13. SEPA Application
14. Neighborhood Meeting Notice
15. Neighborhood Meeting Sign-in and Notes
16. Tree Exception Request Letter
17. Tree Exception Approval Letter
18. Geotechnical Report
19. Stormwater Report
20. Traffic Study (Phase II)
21. Transportation Concurrency
22. Zoning Map

STAFF PRESENTATION:

Ms. Sarah Pyle, Senior Planner, submitted the following exhibits to the record and Ms. Rice assigned them accordingly:

- Updated Technical Committee Report – Exhibit 2
- PowerPoint Presentation – Exhibit 3
- Additional Public Comment and City Response – Exhibit 4

Ms. Pyle, reported on the Hawk's Glen Preliminary Plat application:

- Proposal:
 - subdivide a 9.77 acres site into 27 residential lots, 25 detached single-family homes and one duplex;
 - base density allows for 39 units, the affordable housing bonus will allow for three additional units;
 - minimum density is 12 units;
 - critical area onsite – two wetlands and one stream;
- Vicinity Map:
 - located in the North Redmond Neighborhood;
 - located on 178th and 116th Street;
- Procedural summary:
 - Completeness: 6/29/2016 – letter of completeness issued and vested date;
 - Notice of Application:
 - 7/14/2016, comment period ended;
 - SEPA DNS:
 - Issued 8/05/2016;
 - Notice of Public Hearing – issued 9/05/2016;
- Site Plan:
 - wetlands and stream will become a protected tract;
- Tree Preservation Plan:
 - 119 trees will be retained;
 - 11 trees are required to be replaced;
 - over 200 trees are proposed to be replaced;
- Neighborhood Comments:
 - two comment letters were received;
 - neighborhood meeting – 06/24/2015;
 - comments received regarding:
 - deforestation – more trees are being retained than required;
 - displacement of wildlife – restoration will allow for wildlife habitat
 - increase in traffic – no additional mitigation is required
 - inadequate infrastructure for population growth – infrastructure for project is adequate to meet demands;
 - duplex will lower land value – City cannot prohibit the use of a duplex;
 - schools can't handle increased demand – impact fees are imposed on the development;
 - safe walking routes – safe walk routes are part of the project;
- Preliminary Plat Decision Criteria;
 1. 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;
 2. site requirements for the Residential Zone – conforms to site requirements;
 3. submittal requirements – meets the submittal requirements on file and deemed complete on 6/29/2016;
 4. 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 – conforms to the North Redmond Neighborhood Plan and Comprehensive Plan; site will be served by 178th and

- NE 116th Street, no parking will be allowed on one side of the street, each lot exceeds the parking requirement;
5. the proposed preliminary subdivision will be adequately served with City-approved water and sewer, and other utilities appropriate to the nature of the subdivision – public water and sewer with an onsite stormwater facility;
 6. the proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the subdivision – 5.51 acres of open space, trail connection, soft surface path, play structure, park bench, and picnic table;
 7. 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 prior to issuance of building permits;
 8. 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 proposed subdivision will be served by Einstein Elementary School, Redmond Middle School and Redmond High School and sidewalks are available to the schools and bus stops;
 9. the layout of lots, and their size and dimensions take into account topography and vegetation – heavy environmental constraints, using Green Building technique; and
 10. identified hazards and limitations to development have been considered in the design of streets and lot layout – gentle slopes and suitable soil.

Ms. Pyle and Mr. Andy Chow, Development Engineering Transportation Review, provided the following information, in response to the Hearing Examiner's inquiries:

- Notice of Application shows a different layout proposal;
- affordable housing policy;
- School District notification and comments;
- parking spaces;
- ten percent affordable housing is required;
- trip generation traffic study;
- calculations in the tree report;
- total number of units allowed;

Ms. Rice stated she would like a corrected condition H of the Technical Committee report.

Ms. Pyle stated that the project will be required to undergo five-year site mitigation and monitoring, and Staff recommends approval of this project.

APPLICANT TESTIMONY:

Mr. Matt Perkins, Applicant, stated that they have worked with staff and believes the project is compliant with City code. Ms. Merial Koalsky, Wetland Resources, responded to the Hearing Examiner's question regarding buffer averaging proposal for the critical areas:

- 85 square feet net gain;
- additional buffer for the trail and sidewalk;
- drainage basin off site;
- moderate intensity buffer; and

- stream buffer averaging.

Mr. Pudis stated that the stormwater discharge permit has not been applied for yet.

Mr. Perkins stated that they have no concerns or questions about the conditions of approval.

Ms. Cindy Wellborn, Senior Engineer, provided information regarding the stormwater basin in response to the Hearing Examiner's inquiry:

- the stormwater system is a private system and is maintained by the homeowners association;
- not required to treat City water; and
- water quality and detention requirements.

PUBLIC TESTIMONY:

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

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

CONCLUSION:

Ms. Rice stated that the record is closed and a written decision will be issued within 10 business days.

IV. ADJOURNMENT

The public hearing closed at 7:50 p.m., and the meeting adjourned.