



**CITY OF REDMOND
HEARING EXAMINER
MINUTES**

December 7, 2015

Redmond City Council Chambers
15670 NE 85th Street, Redmond
6:30 p.m.

Hearing Examiner

Sharon Rice, Offices of Sharon Rice,
Hearing Examiner, PLLC

Staff

Ben Sticka, Planner
Steven Fischer, Development Review Division
Manager
Cindy Wellborn, Senior Stormwater Engineer
Andy Chow, Development Engineering
Transportation Review
Cheryl Xanthos, Deputy City Clerk

Convened: 6:30 p.m.

Adjourned: 7:24 p.m.

I. CALL TO ORDER

Hearing Examiner Sharon Rice convened the hearing at 6:30 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 166th Avenue Townhomes Preliminary Plat application within 10 business days following 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:

Mr. Ben Sticka, Planner, City of Redmond;
Mr. Steven Fischer, Development Review Planning Manager, City of Redmond;
Mr. Mike Neare, Packland, Applicant Representative;
Dan Umbach, Architect, Applicant Representative; and
Eric Armbruster, Ashworth Homes, Applicant.

III. PUBLIC HEARING

A. 166th Avenue Townhomes - Preliminary Plat (PPL)

PPL LAND-2015-00876
SPE LAND-2015-00489
SEPA SEPA-2015-01798

Request: 18 residential townhomes in four buildings, located in the
East Hill (EH) Zone

Location: 8502 166th Ave NE, Redmond, WA 98052

EXHIBITS:

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

Report Attachments

1. Completeness Letter
2. General Application Form
3. SEPA Application Form
4. Vicinity Map
5. Plan Set
6. Notice of Application Certificate of Public Notice and Public Notice
Site Plan
7. Notice of Application Public Comment Letters
8. SEPA Environmental Checklist
9. SEPA Public Comment Letters
10. Neighborhood Meeting Notice
11. Notice of Public Hearing and Certificate of Posting
12. SEPA DNS Certificate of Posting
13. Traffic Study
14. Stormwater Report
15. Utility Plan
16. Critical Area Report
17. Geotechnical Report
18. Public Notice Tree Preservation Plan
19. Tree Exception Letter
20. LWSD Capital Facility Plan

Over the course of the hearing, Ms. Rice allowed the submission of the following exhibits into the record and identified accordingly:

- City of Redmond: Correction to the Technical Committee Report - Exhibit 2
- City of Redmond: PowerPoint Presentation, 12/07/15 Hearing – Exhibit 3
- City of Redmond: Capital Facilities Map of Downtown Surcharge Area – Exhibit 4

- City of Redmond: Photos and Drawings – Exhibit 5

Pre-hearing Procedural Issues and Questions:

Mr. Ben Sticka, Planner, noted a scrivener’s error in the Technical Committee Report and stated the correction.

STAFF PRESENTATION:

Mr. Sticka reported on the 166th Avenue Townhomes Preliminary Plat application:

- Vicinity Map:
 - Located in the Downtown Neighborhood;
- Property Description:
 - No critical areas on-site;
- Proposal:
 - Subdivide a .6 acre site into 18 townhomes;
 - Tree retention complies with Downtown requirements;
 - SEPA DNS;
- Procedural summary:
 - Completeness: 09/02/2015;
 - Notice of Application:
 - 09/08/2015, comment period ended;
 - SEPA DNS:
 - Issued 10/09/2015;
 - Notice of Public Hearing – issued 11/10/2015;
- Neighborhood Comments:
 - Neighborhood meeting – 09/29/2015; comments received regarding traffic, sidewalk dedications and parking;
- Site Plan:
 - Access off of NE 85th Street;
 - Four separate building clusters;
 - Size ranges from 1300 to over 2000 square feet per unit;
- Preliminary Plat Decision Criteria;
 - conformance with the goals, policies, and plans in the Redmond Comprehensive Plan – meets the goals and policies of the Comprehensive Plan, City-wide policies, and neighborhood-specific policies for Downtown Redmond;
 - site requirements for the Residential Zone – conforms to site requirements in Downtown Regulations;
 - submittal requirements – meets the submittal requirements on file and deemed complete on 09/02/2015;
 - providing housing types that effectively serve the affordable housing needs of the community – project will provide affordable housing;
 - 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 Downtown Neighborhood Plan and the site will be accessed from NE 85th Street;

- the proposed preliminary subdivision will be adequately served with City-approved water and sewer, and other utilities appropriate to the nature of the subdivision – provided in the approved plan set;
- the proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the subdivision – provides a minimum of 200 square feet of open space per unit;
- the proposed preliminary subdivision will be adequately served with City-approved schools and school grounds appropriate to the nature of the subdivision – the sidewalk improvements will provide a safe walking route from the development for students who walk to and from school and the subdivision will be conditioned to pay school impact fees prior to the issuance of building permits;
- 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 – Redmond Elementary, Redmond Middle School, and Redmond High School;
- the layout of lots, and their size and dimensions take into account topography and vegetation on-site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from the development of the lots;
- identified hazards and limitations to development have been considered in the design of lot layout to ensure street and building sites are on stable soil – located in Wellhead Protection Zone 1.
- Vesting – 09/02/15; and
- Conditions of Approval – staff recommends approval subject to conditions of approval contained in the Technical Committee Report.

City staff provided the following information in response to Hearing Examiner inquires:

- approval is for the Preliminary Plat;
- no density affordable housing bonus is being used;
- density for Downtown developments are unique as compliance with minimum requirements for open space and parking;
- one parking space per unit is required, the applicant is also providing three common spaces, and seven on-street parking spaces;
- stormwater direct discharge to the Sammamish River;
- Wellhead Protection Zones are not considered a critical area for this review;
- no groundwater monitoring is required;
- the townhomes will have landscaping and private open space;
- no common open space;
- a sidewalk will be provided to the local schools and is a condition of approval; and
- all the trees on the site will be removed and replacement trees will be planted on-site and on the street.

APPLICANT TESTIMONY:

The Applicant provided the following information, in response to Hearing Examiner inquires:

- the assumption is that people will adapt to having fewer cars in the urban areas; and

- seven on-street spots will be constructed.

PUBLIC TESTIMONY:

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

Mr. Barry Margolese stated that he is an adjacent property owner and is in the process of submitting an application for a townhouse project. He will be dedicating additional right-of-way for street widening. The proposed sidewalk is in a location that will be demolished when his project starts. He proposes that the sidewalk should be constructed in the final location.

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

The City stated that this project is not subject to the widening of 166th Avenue.

The Applicant stated that they are open to further conversation with the neighboring property owner.

CONCLUSION:

Ms. Rice reviewed the outstanding documents that need to be submitted; stated that the record is closed on the matter; and a written decision will be issued within 10 business days.

IV. ADJOURNMENT

The public hearing closed at 7:24 p.m., and the meeting adjourned.