

From: [Cathy Beam](#)
To: [I. PLN Planning Commission](#)
Cc: [Pete P. Sullivan](#); [Jodi L. Daub](#)
Subject: Terry Lavender's Comments on SEPA Threshold Determination
Date: Thursday, June 13, 2013 9:17:13 AM

Dear Commissioners,

Here is the second comment that the City received on the SEPA issued for the SEPA Threshold Zoning Code Amendment. It will also be included in your weekly mailing.

Sincerely,

Cathy Beam, AICP, Principal Environmental Planner
Department of Planning and Community Development
City of Redmond
15670 NE 85th Street
PO Box 97010
Redmond, WA 98073-9710

425.556.2429



www.impactredmond.com

From: Kelsey Johnson (Planning)
Sent: Thursday, May 02, 2013 8:42 AM
To: Terry Lavender
Subject: RE: Change in SEPA Threshold

Hi Terry,

Any land development proposals such as site plan entitlements, short plats, and preliminary plats, require a 21-day public notice of application before any action can be taken by the City. Although it is true SEPA provides an avenue for public input, public notice is still required. Furthermore, any land development proposal occurring within a critical area will be subject to SEPA. This is the case now, and it will continue to be the case if the proposal is approved.

Thank you for taking the time to comment and we appreciate your input.

Sincerely,

Kelsey Johnson LEED AP BD+C, Assistant Planner
Planning & Community Development
Development Review
15670 NE 85th Street

PO Box 97010
Redmond, WA 98073-9710
425.556.2409

From: Terry Lavender [<mailto:tlavender2@frontier.com>]
Sent: Tuesday, April 30, 2013 11:22 AM
To: Kelsey Johnson (Planning)
Subject: Change in SEPA Threshold

I oppose the significant change in the City of Redmond SEPA threshold exemption levels. This is one of the few places where a citizen can have a real chance to comment on environmental issues like stream buffers and tree retention. I recognize that the State has allowed this change but the City of Redmond can opt to continue to provide citizens opportunity to comment on projects in their neighborhood and communities.

I have reviewed Redmond SEPA notices over the years and believe that my comments have resulted in positive changes for the environment in some cases. All but a couple of these would fall under this proposed threshold exemption and I would not have an opportunity to comment.

What is most troubling is the broad scope of this. I can see where an already paved over area may be reasonable to exempt but 30 new homes on a property that is currently fully forested, is very different. I specifically review properties near Bear Creek or one of its tributaries. These environmentally sensitive areas are as subject to the exemption as a downtown parking lot and this seems wrong. A lower threshold, while arguably unnecessary for some projects, ensures that very sensitive areas receive appropriate review.

I hope you will reconsider in favor of public involvement and access to the decision process. Thank you for considering my comments.

Terry Lavender
17304 208th Ave. N.E.
Woodinville, WA 98077

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