



CITY OF REDMOND
REQUEST FOR RECONSIDERATION
FORM

(Staff Use Only)

File No: _____

Date Received: _____

This Request for Reconsideration form is for City of Redmond Hearing Examiner decisions and recommendations only.

- **Type I or II appeals:** any designated Party to the Appeal who participated in the hearing may file a written request with the Hearing Examiner for reconsideration.
- **Type III or IV applications:** any person who participated in the hearing (Party of Record) may file a written request with the Hearing Examiner for reconsideration.

The request must be filed within 10 business days of the date of the Hearing Examiner's decision or recommendation, and shall explicitly set forth alleged errors of procedure, law, or fact. No new evidence may be submitted. The Hearing Examiner shall act within 10 business days by either denying the request or issuing a revised decision.

Requests for Reconsideration may be delivered to the Office of the City Clerk/Hearing Examiner by email, mail, personal delivery or by fax before 5:00 p.m. on the last day of the reconsideration period. There is no fee for a Request for Reconsideration.

City of Redmond Office of the City Clerk/Hearing Examiner Contact Information:

Mailing Address:

Office of the City Clerk/Hearing Examiner
P.O. Box 97010, 3NFN
Redmond, WA 98073

Personal Delivery:

City Hall, 2nd Floor
Customer Service Center
c/o City Clerk's Office
15670 NE 85th Street
Redmond, WA 98073

Phone: 425-556-2191

Fax: 425-556-2198

Email:

cdxanthos@redmond.gov

Section A. General Information

Name of Requestor: City Of Redmond / Community Development and Implementation

Address: 15670 NE 85th St. PO Box 97010

City: Redmond State: WA Zip: 98073

Email: bsticka@redmond.gov

Phone: (home) _____ (work) 425-556-2470 (cell) _____

Name of project: Cascadia School

File number of project: LAND-2019-00999 & LAND-2019-01000

Date of Hearing Examiner decision/recommendation: April 15, 2021

Expiration date of reconsideration period: April 28, 2021

Section B. Basis for Request for Reconsideration

Please fill out items 1-4 below. Reference all applicable City Code citations and attach additional sheets if necessary.

- 1. Please indicate whether this request for reconsideration addresses an error in PROCEDURE _____, LAW _____ and/or an error in FACT X .
- 2. Please provide a concise statement identifying each alleged error; identify the specific factual, legal or procedural errors or misinterpretations; and/or identify the specific laws, code sections or plan policies that have been misapplied, misinterpreted or violated:

~~In light of additional information received by the City, the City of Redmond would like to rescind the original Request of Reconsideration with this request. City staff is requesting the Hearing Examiner clarify her decision that the approval was only limited to the project scope as outlined in the general application and outlined in the Hearing report. The General Application (Hearing Attachment 1), included the following language: Addition and remodel to existing Building C to serve as Upper Elementary (E-Occupancy). Work affects 1 building, 1 lot, minimal site work, adding 8 parking stalls. The scope of the Notice of Decision was limited to the following: Building "A" 3,300 square feet to remain unchanged. Building "B" 360 square feet to remain unchanged. Building "C" 610 square foot increase to the existing 3,000 square foot building, which is currently "residential occupancy", but is changing to "educational occupancy". Total proposed building square footage on-site: 7,270 square feet, if approved. The project will also add eight parking spaces to the existing 10 spaces, as required due to the expansion of the existing Grade School. A total of 18 spaces will be provided, if approved. Portables were identified on plan set sheets: A1.02, L1.02 and TP1.01 and page 3 and 19 of the SEPA Checklist. The portables were indicated on the plan set pages as follows: "portable by alternate approx. 770 sf". Additionally, "alternatives" were also included on page 3 of the SEPA Checklist. To accommodate future growth, alternates have been added including a portable or future classroom located at the existing basketball court west of the existing Building A, or a community space in the same area, as well as an expansion of Building B. The maximum expansion would not exceed the range of 130 students. Refer to A1.02 in Plan Set. The alternatives do not propose to increase staff, but include development and placement of structures that were not included in the scope of compliance review staff completed.~~

- 3. Please state the facts demonstrating how you are adversely affected by the decision/recommendation:

~~The Hearing Examiner references a potential expansion of a basketball court into future classrooms or community space on Page 6 of 28 "Procedural Matters" Point 3. The finding concludes that "...They are not within the scope of the current CUP request". This is the same area as the portables have been depicted in several spots of the Hearing Examiner submittal package. While the referenced plans and SEPA did in fact include the portables and "alternatives" they were not included within the scope of technical staff's compliance review. This includes Engineering, Fire and Land Use division reviews specific to these alternatives which includes evaluations of land use, design standards, and life safety. Due to the discrepancies in the approval materials and the decision rendered, the City of Redmond requests that the Hearing Examiner make explicit through a condition or finding that any "Alternatives" referenced or shown within the plan sets, checklist or other materials inclusive of the "portables" be excluded and struck from approval materials.~~

- 4. Please state the specific relief requested:

~~1. Condition/Finding being sought: The addition of portables to the Cascadia School site is not included within the scope of this approval including: A) Any "alternatives" including a future classroom located at the existing basketball court west of the existing Building A, or; B) A community space in the same areas, as well as an expansion of Building "B". A new application would be required to add portables and "alternatives" to the Cascadia School site and will be subject to the Code requirements in effect at the time of vesting.~~

~~2. References to portables included on plan sheet numbers A1.02, L1.02 and TP1.01 shall be redlined and identified as "Not a Part of this Approval."~~

~~3. The SEPA Checklist on pages 3 and 19 shall be annotated to note that it is not a part of the CUP. Although the portables are not part of the CUP approval, the City recognizes under WAC Chapter 197-11 that the submitted SEPA Checklist and Determination of Non-Significance may potentially be used for future additions and/or alterations through adoption of the current SEPA DNS or an addendum of the SEPA DNS based on the future land use application and proposal.~~

General Application	No portables are mentioned in the "Project Description" section of the General Application.	Hearing Attachment 1
Determination of Completeness	No portables are mentioned in the Determination of Completeness	Hearing Attachment 2
Notice of Application Certificate of Public Notice and Public Notice Site Plan	No portables are mentioned in the Notice of Application Certificate of Public Notice and Public Notice Site Plan	Hearing Attachment 3
Public Comments	No portables are mentioned in the Public Comments	Hearing Attachment 4
Notice of Public Hearing and Certificates of Posting	No portables are mentioned in the Notice of Public Hearing and Certificates of Posting	Hearing Attachment 5
SEPA Application Form DNS Certificate of Posting	Pg. 5: To accommodate future growth, alternates have been added including a portable or future classroom located at the existing basketball court west of the existing Building A, or a community space in the same area, as well as an expansion of Building B. The maximum expansion would not exceed the range of 130 students. Refer to A1.02 in the Plan Set. Pg. 21: Approximately 4,000 sf are available for future expansion on site through the use of portables or permanent structure. Refer to A1.02 for expansion locations.	Hearing Attachment 6
SEPA Application	Pg. 3: To accommodate future growth, alternates have been added including a portable or future classroom located at the existing basketball court west of the existing Building A, or a community space in the same area, as well as an expansion of Building B. The maximum expansion would not exceed the range of 130 students. Refer to A1.02 in the Plan Set. Pg. 19:	Hearing Attachment 7

	Approximately 4,000 sf are available for future expansion on site through the use of portables or permanent structure. Refer to A1.02 for expansion locations.	
Arborist Report	No portables are mentioned in the Arborist Report	Hearing Attachment 8
Plan Set	Portable mentioned on pg.2, 13, 14, 17, 29 and 30: Portable by alternate approx. 770 sf. Portables were not included in the “building data table” on the plan set.	Hearing Attachment 9
Critical Area Report	No portables are mentioned in the Critical Areas Report	Hearing Attachment 10
Traffic Study & Transportation Management Program	Pg. 23 & Pg. 28 Portable by alternate approx. 770 sf.	Hearing Attachment 11
Stormwater Report	No portables are mentioned in the Stormwater Report	Hearing Attachment 12