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BEFORE THE HEARING EXAMINER FOR THE CIYT OF REDMOND

In re the matter of the Appeal by
CR HOME BUILDERS LLC

Appellant,

v.

THE CITY OF REDMOND, PLANNING AND
COMMUNITY DEVELOPMENT DEPARTMENT,
and PUBLIC WORKS DEPARTMENT,

Respondent.

Holmgren Short Plat,
LAND-2017-00548

CITY’S WITNESS AND EXHIBIT LIST

Pursuant to the Hearing Examiner’s Pre-Hearing Order, dated October 16, 2018, the City of Redmond hereby identifies its witnesses and exhibits for the September 10, 2018, appeal hearing in the above-captioned matter.

I. WITNESESS

The City of Redmond may call any or all of the following witnesses:

1. Scott Reynolds, Planner, **Department of Planning and Community Development, City of Redmond**, 15670 NE 85th Street, Redmond, Washington 98502, 425-556-2409, sreynolds@redmond.gov. Mr. Reynolds is the planner assigned to the Holmgren Short Plat application. Mr. Reynolds is familiar with the applicant’s proposal and short plat request, and may

1 testify to any aspect of that request, the City’s decision and decision-making process, and the City’s
2 interpretation of applicable provisions of the Redmond Zoning Code.

3 2. Catherine Beam, Principal Planner, **Department of Planning and Community**
4 **Development, City of Redmond**, 15670 NE 85th Street, Redmond, Washington 98502, 425-556-
5 2429, cbeam@redmond.gov. Ms. Beam is an environmental planner with the City. Ms. Beam
6 was involved in a request by the daughter of the Holmgren property owners to investigate the
7 presence of a stream on the Holmgren property in 2016

8 3. Emily Flanagan, Senior Engineer, **Department of Planning and Community**
9 **Development, City of Redmond**, 15670 NE 85th Street, Redmond, Washington 98502, 425-556-
10 2707, eflanagan@redmond.gov.

11 4. Thomas Hardy, Senior Planner, **Department of Planning and Community**
12 **Development, City of Redmond**, 15670 NE 85th Street, Redmond, Washington 98502, 425-556-
13 2762, twhardy@redmond.gov.

14 5. Geoffrey Dendy; Senior Engineer, **Department of Planning and Community**
15 **Development, City of Redmond**, 15670 NE 85th Street, Redmond, Washington 98502, 425-556-
16 2890, jdendy@redmond.gov.

17 II. EXHIBITS

18 1. Appeal Staff Report, dated December 3, 2018.

19 2. LAND-2016-00548 – Technical Committee Site Plan Entitlement Transmittal
20 Letter and Notice of Decision or “NOD”, dated September 19, 2018.

21 3. Appeal Application date stamped received October 3, 2018 by City of Redmond
22 Office of the Hearing Examiner.

23 4. Attachment A of NOD: Crescent Lane As-Built as attached to the Technical
24 Committee Site Plan Entitlement, dated August 25, 1966.

1 5. Attachment B of NOD: Memo to City Council by Roberta Lewandowski, Director
2 of Planning and Community Development, regarding Sensitive Areas Ordinance, dated March 24,
3 1992.

4 6. Attachment C of NOD: Wickman 2 Lot Short Plat As-Builts, dated September 27,
5 1999.

6 7. Attachment D of NOD: Preliminary Stormwater Report for Wickman 2 Lot Short
7 Subdivision, dated July 16, 1998.

8 8. Attachment E of NOD: SEPA Environmental Checklist for Wickman 2 Lot Short
9 Subdivision, dated March 31, 1998.

10 9. Attachment F of NOD: Technical Committee Notice of Decision and Transmittal
11 Letter, Forman Property (Timbers of Marymoor) NOD, dated July 3, 2014.

12 10. Attachment G of NOD: Holmgren Short Plat Geotechnical Report, Second
13 Revision, dated August 21, 2017.

14 11. Attachment H of NOD: SEPA Comment Letter from Matt Baerwalde, Water
15 Quality Manager, Snoqualmie Tribe, to Scott Reynolds, City of Redmond, dated July 13, 2018.

16 12. Attachment I of NOD: Revision to the Critical Area Determination Report, dated
17 May 3, 2018.

18 13. First Request for Additional Information from City of Redmond Technical
19 Committee to Mr. Todd Levitt, Murray Franklyn Companies, dated June 30, 2017.

20 14. Second Request for Additional Information from the City of Redmond Technical
21 Committee to Mr. Todd Levitt, dated September 20, 2018.

22 15. Third Request for Additional Information from City of Redmond Technical
23 Committee to Mr. Todd Levitt, dated December 20, 2017.

24 16. Fourth Request for Additional Information from City of Redmond Technical Staff
25 to Mr. Todd Levitt, Murray Franklyn Companies, dated April 3, 2018.

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1 17. Fifth Request for Additional Information from City of Redmond Technical Staff to
2 Mr. Todd Levitt, Murray Franklyn Companies, dated June 18, 2018

3 18. Response to City's First Request for Additional Information, from CORE Design
4 to Scott Reynolds, City of Redmond, dated August 22, 2017.

5 19. Response to City's Second Request for Additional Information, from CORE
6 Design to Scott Reynolds, City of Redmond, dated November 15, 2017.

7 20. Response to City's Third Request for Additional Information (mis-titled Response
8 to Second Request for Additional Information), from CORE Design to Scott Reynolds, City of
9 Redmond, dated February 27, 2018.

10 21. Response to City's Fourth Request for Additional Information (mis-titled Response
11 to Second Request for Additional Information), from CORE Design to Scott Reynolds, City of
12 Redmond, dated May 2, 2018.

13 22. Response to City's Fifth Request for Additional Information, from James R. Lynch
14 to Scott Reynolds, City of Redmond, dated June 22, 2018.

15 23. Holmgren General Application, undated.

16 24. City's Determination of Non-Significance for Holmgren Short Plat, SEPA-2018-
17 00504, dated May 17, 2018.

18 25. Holmgren Short Plat Plan Set, dated May 1, 2018.

19 26. USGS Topographic Map Historic topographical mapping, dated 1950.

20 27. King County IMAP Topography Mapping of Holmgren Property, undated

21 28. Stream Map prepared for City of Redmond, 1993.

22 29. 2005 Updated Critical Areas Stream Classification Map approved by Ord. 2278.

23 30. 2009 Updated Critical Areas Stream Map approved by Ord. 2448.

24 31. 2015 Holmgren Boundary Line Adjustment Plat, Recording No. 20160601900007,
25 dated June 1, 2016.

- 1 32. Timbers at Marymoor Short Plat, Recording No. 20151106900002, dated
2 November 15, 2015.
- 3 33. 2016 Updated Critical Areas Stream Classification Map approved by Ordinance
4 2819.
- 5 34. Email chain among Annie Catlin, Jeff Dendy, and Cathy Beam concluding in email
6 from Annie Catlin to Cathy Beam dated December 13, 2016.
- 7 35. Email chain among Annie Catlin, Jeff Dendy, and Cathy Beam, including attached
8 images, concluding in email from Annie Catlin to Cathy Beam dated December 15, 2016.
- 9 36. Email chain among Annie Catlin, Cathy Beam, and Tom Hardy, including
10 attachment, concluding in email from Annie Catlin to Cathy Beam, cc'ing Tom Hardy, dated
11 January 17, 2017.
- 12 37. Email chain among Chris Kimmell, Tom Hardy, and Scott Reynolds regarding
13 seasonal stream on Holmgren property, concluding in email from Tom Hardy to Scott Reynolds
14 dated January 4, 2018.
- 15 38. Email between Scott Reynolds, Cornelia Kimmell, and Stephanie Monk, dated
16 October 24, 2018.
- 17 39. Video of flowing water sent by Stephanie Monk to City of Redmond, dated
18 February 28, 2015.
- 19 40. Photos of Holmgren property submitted to City by Stephanie Monk, dated
20 September 27, 2016.
- 21 41. Photos of Holmgren property submitted to City by Stephanie Monk, dated October
22 23, 2016.
- 23 42. Photos of Holmgren property submitted to City by Stephanie Monk, dated October
24 24, 2016.
- 25 43. Photos of Holmgren property submitted to City by Stephanie Monk, dated October
26 25, 2016.

1 44. Photos of Holmgren property submitted to City by Stephanie Monk, dated
2 November 21, 2018.

3 45. Photos of Holmgren property submitted to City by Stephanie Monk, dated June 24,
4 2017.

5 46. Email from Cornelia Kimmell to Scott Reynolds, Stephanie Monk, Christopher
6 Pirkne, Marion Kee, wavemotiongun@outlook.com, and Jeannine Sielinski, clarifying
7 photographic evidence and including attached photos and map, dated November 10, 2018.

8 47. Video taken by City of Redmond staff of parcels downstream from Holmgren
9 property, dated December 12, 2017.

10 48. Initial comments from Matthew Bearwalde, Water Quality Manager, Snoqualmie
11 Tribe, regarding Holmgren Short Plat, SEPA-2018-00504, dated June 8, 2018.

12 49. Initial comment from Karen Walter, Watersheds and Land Use Team Leader,
13 Muckleshoot Indian Tribe Fisheries Division Habitat Program on Holmgren Short Plat, SEPA-
14 2018-00504, dated June 8, 2018.

15 50. Final comment from Karen Walter, Watersheds and Land Use Team Leader,
16 Muckleshoot Indian Tribe Fisheries Division Habitat Program on Holmgren Short Plat, SEPA-
17 2018-00504, dated July 5, 2018.

18 51. Email from Scott Reynolds to Karen Walter and Matthew Baerwalde attaching
19 Applicant's response to SEPA comments (including attachment), dated June 29, 2018.

20 52. Email chain among Scott Reynolds, Todd Levitt, James Lynch, et al., concluding
21 in email from James Lynch to Scott Reynolds dated July 20, 2018.

22 53. City of Redmond Technical Committee decision on Wickman Short Plat
23 Application, dated October 13, 1998.

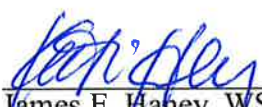
24 54. Department of Natural Resources Water Type Classifications, screenshot taken
25 November 26, 2018.

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DATED this 26th day of November, 2018.

OGDEN MURPHY WALLACE, PLLC

By 
James E. Hahey, WSBA #11058
Katherine D. Hambley, WSBA #51812
Attorney for Respondent City of Redmond
jhahey@omwlaw.com
khambley@omwlaw.com

1 **DECLARATION OF SERVICE**

2 I, Charolette Mace, an employee of Ogden Murphy Wallace, PLLC, certify that on the date
3 below, I filed and served this document via email on the following:

4 ***Hearing Examiner***

5 Cheryl D. Xanthos, Clerk to the Hearing Examiner
6 City of Redmond
7 Hearing Examiner's Office
8 15670 NE 85th Street
9 Redmond, WA 98052
10 cdxanthos@redmond.gov

11 ***Attorney for Appellant***

12 Duana T. Kolouskova
13 JOHNS MONROE MITSUNAGA KOLOUSKOVA, PLLC
14 11201 SE 8th Street #120
15 Bellevue, WA 98004
16 kolouskova@jmmlaw.com

17 I declare under penalty of perjury under the laws of the State of Washington that the
18 foregoing is true and correct.

19 Executed at Seattle, Washington this 26th day of November, 2018.

20 

21 _____
22 Charolette Mace
23 *Legal Assistant*
24 cmace@omwlaw.com