

## CR Home Builders LLC

June 22, 2018

City of Redmond  
c/o Scott Reynolds, Planner  
15670 NE 85<sup>th</sup> Street  
Redmond, WA 98052

RE: Holmgren Short Plat, LAND-2017-00548,  
SEPA-2017-00574  
**Response to Request for Additional Information**

Dear. Mr. Reynolds,

This letter responds to the City of Redmond's Letter dated June 18, 2018 re: Request for Additional Information. As stated in the Applicant's sixth submittal for preliminary approval of the above-referenced short plat application, the Applicant has fully responded to all City requests and provided all information required for a decision on the merits.

The City's Request for Additional Information requests a response from the Applicant regarding two letters received from the Snoqualmie and Muckleshoot Indian Tribes. The issues raised in those letters are exactly the same substantive issues raised by the neighboring property owners and are based on the same information already provided by the neighbors, which the Applicant has addressed in extensive detail and supported by first-hand historical narrative, expert analysis, and historical data, most recently in our May 4, 2018 submittal (in addition to earlier submittals). The Applicant's response to the Tribes' letters is the same as to the neighbors' unsubstantiated contentions: **there is no stream or other critical area on the property, seasonal or otherwise.**

What the neighbor contends is a "stream" is the result of a drainage pipe that was broken by the developer of the neighboring property and later replaced by the property owner. The suggestion that the site was altered to conceal a "stream" is unfounded and contrary to the factual record, and particularly the firsthand account provided by the prior property owner.

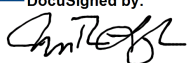
As previously noted, wetland biologist Scott Brainard of Wetland Resources Environmental Consulting has submitted a detailed report that substantiates the conclusion that there is no stream / Critical Area on the property. Mr. Brainard's report and conclusions refute any suggestion of a stream, and are supported not only by field testing and analysis of historical City and County records—including the City's confirmation of only a Class 5 drainage (no stream) in the 1992 Wickman Short Plat, as well as aerial imaging dating back over 80 years showing no observable stream east or west of the site—but also a detailed narrative by a prior long-time resident of the Holmgren property. Ms. Holmgren explained that the neighbor broke the existing drainage pipe in the area that is now suggested as a possible stream. She also described the

vegetation and re-clearing of the area later when her father was injured, and ultimately the direct replacement of the existing broken pipe to its pre-existing condition. That eyewitness narrative fully and credibly explains running surface water, and there remains no credible information undermining the facts, data, and expert analysis provided by the Applicant's biologist or the Holmgren family.

Again, the Applicant has carried any reasonably conceivable burden of establishing there is no critical area on the site, and there is no data or analysis in the record that would remotely carry the burden of proving to the contrary. No additional information is required, and the Application is ripe for prompt decision.

Thank you for your efforts on this matter. We continue to look forward to receiving the Technical Committee's decision on the application, and reiterate our request that the decision be issued without further delay.

Sincerely Yours,

DocuSigned by:  


42693C1A803E45F...  
James R. Lynch

General Counsel

Murray Franklyn Family of Companies