

From: [annie catlin](#)
To: [Cathy Beam](#)
Subject: Re: Holmgren stream question
Date: Tuesday, December 13, 2016 4:34:27 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image002.png](#)

Thank you.
Talk later this week.

Sent from my iPhone

On Dec 13, 2016, at 4:14 PM, Cathy Beam <CBEAM@REDMOND.GOV> wrote:

Hi Annie,

Thank you for sending the attachments. I have shared this information with Tom Hardy, stream enhancement planner, in our Natural Resources division to see if he can shed some light on this. On occasion, we have reviewed reports in advance of a land development application in order to provide direction on critical areas. Let Tom and I connect first (he has left for the day) and then we can determine a path forward.

The stream map the City publishes is based on best available information and serves as a general guide. Site specific studies prepared per the City's critical areas reporting requirements and code requirements are more reliable. If Wetland Resources has provided you a draft report, please send it along; but it's fine to wait until Tom and I have a chance to speak.

I hope to be back in touch with you either tomorrow or Thursday.

Sincerely,

<image002.png> **Cathy Beam, AICP**
Principal Planner | Planning and Community Development
☎: 425.556.2429 | ✉: cbeam@redmond.gov | Redmond.gov
MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052

<image003.png> <image004.png> <image005.png> <image006.png> <image007.png>

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From: annie catlin [<mailto:anniecatlin@hotmail.com>]

Sent: Tuesday, December 13, 2016 1:46 AM
To: Cathy Beam <CBEAM@REDMOND.GOV>
Subject: Re: Holmgren stream question

Hi Cathy,

Thank you for your response. I am wordy and in foreign territory so I am going to bullet point this in an effort to spare your time. I am trying to help my parents sell their land, so I am reaching out for help.

Holmgren Plot: 1425059181 had a BLA last year to expand from 8800 sq. ft. to nearly 23000 sq. ft. (Redmond map shows both property lines as of 12/8/16, King County map show new line)

Pre BLA the stream only showed in the original 8800 sq. ft. (Though there has never been water or stream in my parents back yard. See attached images)

Post BLA the stream blue line expanded further west and east on the map. This extension cuts my parents property in half as well as runs underneath 3 houses that have been permitted and built in the past 12 months on the property to the west. (See PDF)

Still no water exists or flows where indicated on my parents property. My parents can no longer maintain the scale of yard they have. I can't keep up with it, and it needs to be sold.

We have several parties interested in buying it and the parcel to the south owned by Healea, my God Father, who is in his 80's and has moved to Montana for convalescent care. It is a combined 40,000 sq feet and most likely will be bought for development.

The interested parties are put off by the designation of the stream, though when the land is walked, it doesn't pose the same concern.

They have encouraged me to "have Redmond's biologist give written confirmation that there is not a sensitive area on the land" If you can help me do this, please tell me the steps

I have engaged Wetland Resources out of Everett. They have done 2 site visits.

They are a reputable firm and If Redmond doesn't employ a biologist, then would Redmond accept a report from this firm in order to vacate the stream indication?

The attached images will show Arial views of the grassy lawn area where the stream indication is on Holmgren Property. They date back as far as 1990 (stamp upper left of images from Google Time Warp) showing manicured lawn that we have mowed year in and year out for decades.

I am a novice in land development and land designation so I don't know what

document to ask for. But from looking at these maps I can see that houses have been permitted directly on top of this stream indication within the last year on the western end. I would like your help in getting a written confirmation of similar abilities on my parents property.

Thank you for your time.

Sincerely,

Annie Catlin

425-681-0834

From: Cathy Beam <CBEAM@REDMOND.GOV>

Sent: Monday, December 12, 2016 4:31 PM

To: anniecatlin@hotmail.com

Subject: FW: Holmgren stream question

Hello Annie,

I've been in meetings a good portion of the day so I'm sorry I missed your call. Let me look into this and give you a call tomorrow afternoon. Could you please e-mail the address or tax parcel number so I can see what property is involved? Appears you had a map attached to your original e-mail to Jeff Dendy but it wasn't attached to his reply. Thank you.

Sincerely,

<image008.png> **Cathy Beam, AICP**
Principal Planner | Planning and Community Development
☎: 425.556.2429 | ✉: cbeam@redmond.gov | Redmond.gov
MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052

<image003.png> <image004.png> <image005.png> <image006.png> <image007.png>

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From: Jeff Dendy

Sent: Friday, December 09, 2016 9:17 AM

To: annie catlin <anniecatlin@hotmail.com>

Cc: Cathy Beam <CBEAM@REDMOND.GOV>

Subject: RE: Holmgren stream question

Annie:

To discuss the “stream” please contact Cathy Beam, Senior Environmental Planner. You might also be prepared to discuss future access to the parcel indicated.

Cathy should be back in the office early next week.

Jeff Dendy
Senior Engineer

From: annie catlin [<mailto:anniecatlin@hotmail.com>]

Sent: Thursday, December 08, 2016 4:04 PM

To: Jeff Dendy <JDENDY@REDMOND.GOV>

Cc: 'Gary Catlin' <garyc@vulcan.com>

Subject: Holmgren stream question

Hi Jeff,

Thank you so much for listening to me talk through the issue of my parents ground water/sensitive area inquiry today. I appreciate you letting me explain what direction I am trying to head. Attached is just the very simple county plat map illustrating the stream that I believe shouldn't be noted. It extends to the west and is directly below brand new houses built this year by Burnstead, and then dies out two parcels away in someone else's back yard. I have one more file to send you on my work computer and I will be headed to my office tonight to access it. It will show historical photos of the land where the stream allegedly is and illustrate the land has been simply a grass covered yard for numerous decades. We have never worried about any of this in years past, as it was just for recreational use. Now that we need to sell it, the issue is being addressed.

Of course the challenge in front of me is to sell the land on behalf of my parents and God Father as they are beyond the point of being able to use the land or maintain it any longer. It is nearly 40,000 sq. ft., so the interested parties are developers who will put several houses back there if they can. However, they see the blue line indicating the stream and have concerns, understandably. Upon initial visit and physical appearance, there is no concern, but the map show a Class 4 Stream according to Lawrence at your desk hours. It raises red flags for anyone who needs to obtain permits. My Parents and Mr. Healea don't want to sit in contract for 8 -12 months of feasibility if they don't have to. I have been encouraged by 2 of the investors to “have Redmond's biologist give written confirmation that there is not a sensitive area on the land”. Thus far in my inquiry, it seems that person doesn't exist on Redmond's staff. I have employed Wetland Resources out of Everett to do a study on the parcel. He visited in September and October. He said it would best suit my parents to visit again and have the report drafted further into the wet season to solidify that his findings are valid year round. I can pull that trigger on the report generation if I can get the nod

from someone in Redmond that a December dated report would satisfy concerns.

All in all, this concern might not be in your immediate wheel house. Thank you for taking the time to listen and look at these emails. Any direction is appreciated.

Parcel:

Holmgren: 1425059181

Healea: 16130

Sincerely,

Annie Catlin

425-681-0834

Anniecatlin@hotmail.com

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