

**From:** [Scott Reynolds](#)  
**To:** [Kate D. Hambley](#); [James E. Haney](#)  
**Subject:** FW: Holmgren Short Plat Stream Information  
**Date:** Monday, November 12, 2018 4:31:59 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.jpg](#)  
[image00001.png](#)  
[image003.png](#)  
[image009.png](#)

<!--[if lte mso 15 || CheckWebRef]-->

Scott Reynolds has shared OneDrive files with you. To view them, click the links below.

 [Holmgren stream.jpg](#)

<!--[endif]-->

FYI,

Respectfully,



**Scott Reynolds**  
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**From:** Cornelia Kimmell [<mailto:cagkimmell@hotmail.com>]  
**Sent:** Saturday, November 10, 2018 9:36 PM  
**To:** Scott Reynolds <[sreynolds@redmond.gov](mailto:sreynolds@redmond.gov)>; Stephanie Monk <[stem@microsoft.com](mailto:stem@microsoft.com)>;  
Christopher W. Pirnke <[CPirnke@insleebest.com](mailto:CPirnke@insleebest.com)>; Marion Kee <[marion@pobox.com](mailto:marion@pobox.com)>; Christopher  
<[wavemotiongun@outlook.com](mailto:wavemotiongun@outlook.com)>; Jeannine Sielinski <[j9marie@live.com](mailto:j9marie@live.com)>  
**Subject:** Re: Holmgren Short Plat Stream Information

**External Email Warning!** Use caution before clicking links or opening attachments.

Hello Scott, Chris and Stefanie,

Since I am not sure which exact photos you and the city of Redmond have, I have reattached some images. All photos we submitted were taken before, during, and after the recent pipe

installation.

I have also included a photo of a map showing where I took photos and the direction I was facing. The picture with the goats shows what everything looked like before digging began.

All photos were taken on the bottom of my property looking west to the neighbor property.

Also attached is a video of running water.

Here are the attachments:

1. City of Redmond map indicating in red where I was standing to take photos
2. Goats
3. digging
4. gravel
5. top soil
6. grass
7. horsetail

I always take photos of my garden to show the changing seasonal vegetation. In the winter months there was often running water. One year, when I heard goats in the backyard next door I began taking pictures just for interest until I realized there was construction going on.

This entire discussion boils down to basically three questions:

1. Is there water flowing across the Holmgren property?
  - a. I'm not sure how anyone can dispute this. We have lived next door for over 17 years, and we saw the water every year. The video I am including shows what we normally see/hear in winter. The city of Redmond's "Property Viewer" web site also shows the stream running across the Holmgren flat. Even the previous owner submitted information detailing a pipe that carried water that had been broken. I don't understand why the builder wants to push back on this question.
2. Is it legal to put that water into a drainage pipe?
  - a. If the answer to question #1 is yes, then does the City of Redmond agree that the water is legally running through a pipe? There have been a lot of new code and legislation passed in Washington state during recent years regarding stream habitat. Is the City upholding all of those?
  - b. Should the stream be protected or is it OK that the water has been diverted?

- c. Were permits necessary and filed for the work that was clearly done recently (see my photos).

3. Is it legal to build houses over the top of the drainage pipe?

- a. If we all agree that there is water AND the City of Redmond agrees that is appropriate to allow the water to run through the pipe, then the final question is about building: should the City allow a house to be built on top of or near a pipe that has a stream running through it. If yes, is the builder taking all of the proper precautions, is there extra code that needs to be followed, is the work being done to protect the stream pipe, etc.?

Please excuse any delayed response time due to a 14-hour difference. Let us know if you require any further details.

Kindly,

Cornelia and Christopher Kimmell

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**From:** Scott Reynolds <[sreynolds@redmond.gov](mailto:sreynolds@redmond.gov)>

**Sent:** Friday, November 9, 2018 10:42 AM

**To:** Stephanie Monk; Cornelia Kimmell; Christopher W. Pirnke

**Subject:** RE: Holmgren Short Plat Stream Information

Stephanie, Cornelia, and Chris,

The applicant has appealed the City's Holmgren Short Plat Denial Decision. As part of the City's preparation, a key piece of information being appealed is regarding the video and photos that were provided.

The City needs the following additional clarification regarding the videos and photos to move forward:

1. Who took each photo/video
2. Where the individual was standing when they took the photo/video (ideally, identify a point on a map)
3. What direction the individual was shooting in (ideally shown on a map)
4. In the individual's own words, what each photo/video shows and why it's significant to the Holmgren application. (Description narrative)

The City needs an email or written response addressing the items above before Tuesday November 13 if possible. Please let me know if anyone has questions.

Respectfully,



**Scott Reynolds**  
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**From:** Stephanie Monk [<mailto:stem@microsoft.com>]  
**Sent:** Wednesday, September 20, 2017 5:16 PM  
**To:** Scott Reynolds <[sreynolds@redmond.gov](mailto:sreynolds@redmond.gov)>  
**Subject:** RE: Holmgren Short Plat Stream Information

Hi Scott – I have some photos to send to you, sorry for the delay.

You can find them here: <https://1drv.ms/a/s!AkZxs3vombwOh5R88dnXYZueMHIUcw>

These photos are dated – there are some from fall 2016, when it looks like the stream was covered/filled in. I've also included some photos of a large tree in my yard that fell down over the winter – I wondered if as a result of that work, it had weakened the soil system enough in the back corner of my yard for that to happen. Most of the photos were taken from the yard next to mine.

Let me know if there's any other information I can provide.

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**From:** Scott Reynolds [<mailto:sreynolds@redmond.gov>]  
**Sent:** Wednesday, September 13, 2017 9:57 AM  
**To:** Stephanie Monk <[stem@microsoft.com](mailto:stem@microsoft.com)>  
**Subject:** Holmgren Short Plat Stream Information

Stephanie and David Monk,

As part of the public comment period regarding the Holmgren Short Plat, you have expressed concern regarding the presence of a stream and/or surface flows on the property. The City is currently reviewing the application and trying to figure out this matter. Since you possess a knowledge of the area, we are seeking any information that can help make the necessary

determination.

If you have any detailed past photos, information or statements regarding surface flows or improvements in the swale, please let me know.

Respectfully,

**Scott Reynolds**

Planner | City of Redmond

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