Steve Fischer

From: Steve Fischer
Sent: Friday, September 22, 2017 4:11 PM
To: laurasheen.chan@gmail.com
Cc: Karen Haluza; Steve Fischer; Benjamin Sticka; John Marchione; Anika Van Ry; Jodi L. Daub
Subject: FW: Fwd: Rose Hill Cottages

Mrs. Chan:

Thank you for your email concerning the Rose Hill Cottage project. I believe that Ben Sticka was able to answer some of your questions in his email that he sent to you earlier this afternoon; however, let me take a moment to summarize some of these items.

You are correct that there is a previous land use permit approval on this site for 24 cottage units and that this approval is set to expire on December 8, 2017. The current developer has applied for a project extension and that the Technical Committee granted the extension on September 20 following a review of the request. The Committee based their decision on Redmond Zoning Code 21.76.090 Post Approval Actions: Type II applications (Site Plan Entitlement) expires two years from approval. However, an approval can be extended on a yearly basis if the following criteria are met: a. Economic Hardship, b. Change of Ownership, c. Unanticipated construction or site design, d. other circumstances beyond the control of applicant determined by Tech. The Committee found that request meets the decision criteria for b.) Change of ownership. The official approval letter is not expected to be mailed out until next week and we can make certain that you receive a copy of this letter.

The action that can be appealed is the Technical Committee decision that is contained in the approval letter. Once it is issued, you must file an appeal within the prescribed time period described in the letter. To file an appeal, please complete the form in the attached hyperlink and pay the applicable $500.00 fee by 5:00 p.m. on or before the last day of the appeal period, which will be outlined in the letter. Please see the form for information on standing to appeal and the appeal period. Form submission and payment must be made by PERSONAL DELIVERY at City Hall 2nd Floor Customer Service Center c/o Office of the City Clerk-Hearing Examiner, 15670 NE 85th Street.
https://www.redmond.gov/common/pages/UserFile.aspx?fileId=212686

I am sorry but I do not have the answers to your questions related to the size of the lot or the sewer configuration of the older approved plat. Ben and I have reached out to the City Utility staff to seek answers to your question. We are hopeful to have a response by early next week. In regard to the size of the project, Ben has contacted the developer to provide a response. It is our understanding that we will have a response by mid to late next week to your question, and several other questions that have been submitted by your neighbors which have been directed to the developer.

Please let me know if you have other questions

Steven Fischer
Manager, Development Review
City of Redmond – Development Services Center
15670 NE 85th St, Redmond, WA 98052 MS:2SPL
P: 425.556.2432 F: 425.556.2400

From: John Marchione
Sent: Friday, September 22, 2017 2:54 PM
To: Karen Haluza <khaluza@redmond.gov>
Cc: Sarah Pyle <spyle@redmond.gov>; Steve Fischer <SFISCHER@REDMOND.GOV>; Benjamin Sticka <bsticka@redmond.gov>
Subject: RE: Fwd: Rose Hill Cottages

Thank you

From: Karen Haluza
Sent: Friday, September 22, 2017 11:46 AM
To: John Marchione <jmarchione@redmond.gov>
Cc: Sarah Pyle <spyle@redmond.gov>; Steve Fischer <SFISCHER@REDMOND.GOV>; Benjamin Sticka <bsticka@redmond.gov>
Subject: RE: Fwd: Rose Hill Cottages

Hi Mayor,
Yes, Steve will be responding back to her today with the information about the extension of the original project recently approved by the Technical Committee. The response regarding the technical details of the survey information will take additional time to investigate, but Ms. Chan was at the community meeting earlier this week and Ben has been in discussions with her and she knows that we are working on providing the information. We had a similar inquiry from Barry Schnell and we're working on answers to his questions too.
Thanks!
Karen

Karen Haluza, AICP
Director of Planning and Community Development | City of Redmond
☎: 425.556.2497 | ✉: khaluza@redmond.gov | Redmond.gov
MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052

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From: John Marchione
Sent: Friday, September 22, 2017 11:28 AM
To: Karen Haluza <khaluza@redmond.gov>
Cc: Sarah Pyle <spyle@redmond.gov>; Steve Fischer <SFISCHER@REDMOND.GOV>; Benjamin Sticka <bsticka@redmond.gov>
Subject: FW: Fwd: Rose Hill Cottages

Are we able to get back to her today?

From: Laura S. Chan [mailto:laurasheen.chan@gmail.com]
Sent: Thursday, September 21, 2017 5:45 PM
To: John Marchione <jmarchione@redmond.gov>
Subject: Re: Fwd: Rose Hill Cottages

Mayor Marchione,

Thank you for your quick attention to the matter. I look forward to hearing from your staff tomorrow.

Best,
Laura Chan
(949) 922-6292

On Thu, Sep 21, 2017 at 5:31 PM, John Marchione <jmarchione@redmond.gov> wrote:

I will try to get someone to contact you tomorrow.

John

From: Laura S. Chan <laurasheen.chan@gmail.com>
Sent: Thursday, September 21, 2017 4:57:15 PM
To: Mayor (Internet)
Cc: Steve Fischer; Karen Haluza; Benjamin Sticka; Sarah Pyle; mchan15

Subject: Fwd: Rose Hill Cottages

Dear Mayor Marchione,

My name is Laura Chan, and we previously met on August 7, 2017, to discuss the proposed development plans for a parcel on NE 112th Pl. As you may recall, the proposed plan, which is currently under review, includes 28 cottages. There is, however, a previously approved plan for 24 cottages that we also discussed at our meeting in August. That entitlement is set to expire 12/8/17. It is my understanding that the entitlement may have been very recently granted an extension, but I would like to formally challenge the decision for two main reasons.

Most notably, as we discussed in person, there was an issue with the sewer requirement, which was scratched out by City staff during the original approval process. It was asserted by both you and Sarah Pyle that the City would challenge the "scratched out sewer requirement" should this development proceed any further, as it goes against the City's Sewer Plan. If your intent and assertions were true, then the extension of the entitlement should not have been granted so that the plan could be resubmitted with the appropriate sewer improvements included.

Secondly, as mentioned in my e-mails to your City staff below, there is a clear discrepancy in the figures provided on the previously submitted / approved site plan, and the site plan currently under review. It is important to note that both sets of plans have been prepared and stamped by the same engineering company, which begs the question if either site plan is truly accurate. As such, I formally requested the City seek or require a third-party, independent surveyor to conduct a new survey to ensure the accuracy of the information submitted (both gross area and the area of each zoning designation) before any further consideration be taken on both the current plan under review as well as the requested extension of the previously approved plan.

I would like to understand your Planning Department's Technical Committee's considerations in making their decision, and I would also like to formally challenge the granting of the extension. As I believe time is of the essence here, since a decision letter has yet to be issued (from the voice message I received from Ben Sticka today), I am reaching out to you following my attempts to connect with Ben Sticka, Sarah Pyle, Steven Fischer, and Karen Haluza.

I appreciate your time in reviewing this issue, and I look forward to hearing from you.

Thank you,
Laura Chan
(949) 922-6292

---------- Forwarded message ----------
From: **Laura S. Chan** <laurasheen.chan@gmail.com>
Date: Thu, Sep 21, 2017 at 3:32 PM
Subject: Fwd: Rose Hill Cottages
To: sfischer@redmond.gov, KHALUZA@redmond.gov
Cc: Benjamin Sticka <bsticka@redmond.gov>, Sarah Pyle <spyle@redmond.gov>, mchan15 <mchan15@gmail.com>

Hello Steven and Karen,

I just received a voice message from Ben Sticka (in response to my e-mail below) that the extension request for the previously approved plan for the 24-cottage development on NE 112th Pl. went before the technical committee this week, and a decision was just make to approve the extension. It sounded like a letter is set to be sent out to the applicant, so I assume that the decision was made very recently. I would like to formally appeal the decision.

The plan has clear errors on it, and should NOT have been extended for the reasons in my previous e-mails to Ben and Sarah below, most notably the sewer component which we were informed by City staff that the scratched out sewer requirement goes against the Sewer Plan and that City staff would "fight" to have it put back into the development plan. However, I am unsure if either of my messages below reached the appropriate parties involved in the decision process, and request the following information:

1. When the decision was actually made.
2. Who (names and titles) made the decision to approve the extension.
3. A copy of the approval communication.

Please advise me if it is possible the decision be reversed as I understand the letter has not yet been sent out to the applicant, and or the appeal process.

Thank you,
Laura Chan
(949) 922-6292

---------- Forwarded message ----------
From: **Laura S. Chan** <laurasheen.chan@gmail.com>
Date: Thu, Sep 21, 2017 at 2:37 PM
Subject: Fwd: Rose Hill Cottages

To: Benjamin Sticka <bsticka@redmond.gov>
Cc: Sarah Pyle <spyle@redmond.gov>, mchan15 <mchan15@gmail.com>

Hi Ben,

Thank you for the discussion at the neighborhood meeting last night. I look forward to meeting with you soon to follow-up on the outstanding issues coming out of the meeting and the comments we submitted prior to the meeting.

Please see my e-mail below that I sent to Sarah yesterday. I am unsure who the appropriate contact at the City is with regard to reviewing the pending extension request, if such a request was actually submitted as I was informed, but I want to be sure my message gets to the correct person since I have not yet heard back from Sarah. If neither of you are working on that matter, please let me know who to contact.

In addition to the issues cited in my original e-mail below, as well as some of the items discussed last night that are also relevant to the original previously approved plan, I had the opportunity to review the original approved site plan after our meeting last night, and noticed discrepancies with the acreage figures on the original and current site plans. In particular:

1. Total acreage on the original site plan says 8.37, while the current site plan says 10.85. Although the total square footage (472,752SF) is identical, they are both different from the county assessor's 10.38 acres (452,152SF).

2. Total acreage listed under each zone designation also differ between the two site plans. The original plan states that R-1 is 8.37 acres and R-4 is 1.92 acres (which would total 10.29 total acres), and the current site plan states R-1 is 8.37 acres and R-4 is 2.48 acres (for a total of 10.85 acres).

As both plans were prepared and stamped by the same engineering company, this begs the question to be asked if either of these are truly accurate. As such, I formally request the City seek or require a third-party, independent surveyor to conduct a new survey to ensure the accuracy of the information submitted (both gross area and the area of each zoning designation) before any further consideration is taken on either the currently submitted plan as well as the requested extension of the original, previously approved plan. Please advise me of: (a) the City's position on my formal request for a third-party, independent survey; (b) the City's position on the developer's extension request; and (c) the anticipated decision date for the extension request.

Thank you,
Laura Chan
(949) 922-6292

---------- Forwarded message ----------
From: **Laura S. Chan** <laurasheen.chan@gmail.com>
Date: Wed, Sep 20, 2017 at 4:09 PM
Subject: Rose Hill Cottages
To: Sarah Pyle <spyle@redmond.gov>

Hi Sarah,

It is my understanding that an extension has been requested on the original pre-approved 24-home plan for NE 112th Pl. Is that correct? If so, please advise where the City stands on the extension request and or when a decision is anticipated to be made.

As a resident who has been following this project closely, and given the information provided to-date from the City of Redmond, particularly the sewer requirement and the general layout of the "cottage community," I strongly urge any extension of the original approval be denied so that the application may be resubmitted in accordance to current Code and the Comprehensive Plan.

I look forward to hearing your response.

Thank you,
Laura Chan
(949) 922-6292

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Kate D. Hambley

From: Benjamin Sticka
Sent: Friday, September 22, 2017 1:58 PM
To: Barry Schnell
Cc: Steve Fischer; Karen Haluza; Sarah Pyle
Subject: RE: Rose Hill Cottage Extension (LAND-2013-01720)

Mr. Schnell,

Thank you for your email and questions. The answers to your questions are provided below in RED. If you have additional questions after reviewing the provided responses, please let me know. Thank you.

1) What is the status of the extension - The City of Redmond Technical Committee approved the Extension request for Rose Hill Cottages, Site Plan Entitlement (LAND-2013-01720) at their meeting on September 20, 2017.
2) What date was the extension request submitted – The extension request was submitted on September 18, 2017.
3) What date was the extension reviewed – The extension request was reviewed by the Technical Committee on September 20, 2017.
4) What are the considerations given to an extension request? Specifically, Section 'C' of http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx?secid=3070&keywords=21.76.090#secid-3070 requires one or more of four possible items so I would like details on if and if so how LAND-2013-01720 meets each of these - Decision criteria for granting approval of an extension can be found in Redmond Zoning Code 21.76.090 Post Approval Actions: Type II applications (Site Plan Entitlement) expires two years from approval. However, it can be extended on a yearly basis if the following criteria are met: a. Economic Hardship, b. Change of Ownership, c. Unanticipated construction or site design, d. other circumstances beyond the control of applicant determined by Tech. The request meets the criteria for letter b.) Change of ownership.
5) Assuming it's been approved:
   a. What date was the extension approved – The extension request was approved by the Technical Committee on September 20, 2017.
   b. Has the letter of decision been mailed and if so, on what date was it mailed or what date is it expected to be mailed. No. The decision has not yet been mailed. However, staff expects to mail it sometime next week.
   c. I would like to formally challenge the approval and would like to understand the official process for challenging the decision. To file an appeal, please complete the form in the attached hyperlink and pay the applicable $500.00 fee by 5:00 p.m. on the last day of the appeal period, which will be outlined in the letter. Please see the form for information on standing to appeal and the appeal period. Form submission and payment must be made by PERSONAL DELIVERY at City Hall 2nd Floor Customer Service Center c/o Office of the City Clerk-Hearing Examiner, 15670 NE 85th Street.
   https://www.redmond.gov/common/pages/UserFile.aspx?fileId=212686

6) What is the process for requesting and making a decision on an extension – The only information I can find regarding extensions is in 'C' of http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx?secid=3070&keywords=21.76.090#secid-3070 but it does not provide any information regarding the process itself. Decision criteria for granting approval of an extension can be found in Redmond Zoning Code 21.76.090 Post Approval Actions: Type II applications (Site Plan Entitlement) expires two years from approval. However, it can be extended on a yearly basis if the following criteria are met: a. Economic Hardship, b. Change of Ownership, c. Unanticipated construction or site design, d. other circumstances beyond the control of applicant determined by Tech. The Technical Committee decision was based upon concurrence with letter (b) Change of Ownership, in the decision criteria.
7) Given comments made to myself and others by Sarah & Ben in prior meetings (as well as by the mayor per the below email), an approval is counter to these commitments so I'd like an explanation on why it was approved

(assuming it was) or how this will factor in to a decision (assuming its not yet approved or how did they assuming its approved). The Technical Committee decision was based upon concurrence with letter (b) Change of Ownership, in the decision criteria.

8) How was or will the discrepancy in lot square-footage in R1/R4 breakdown between LAND-2013-01720 & LAND-2017-00727 be resolved as it relates to LAND-2013-01720. Staff is working on a response and will have it to you by the end of next week or shortly after.