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BEFORE THE HEARING EXAMINER
FOR THE CITY OF REDMOND

In the Matter of the Appeal of
GREG WILSON, on behalf of WILMOOR
DEVELOPMENT CORPORATION,
Of an Administrative Decision

NO. HEA-2018-01
NO. LAND-2013-01720
CITY'S WITNESS AND DOCUMENT
LIST

Pursuant to the City of Redmond Hearing Examiner's Pre-Hearing Order and Notice of Hearing dated January 19, 2018, the City of Redmond hereby submits the following witness and document list.

I. WITNESSES

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

1. Karen Anderson, f/k/a Karen Haluza, Director of Planning and Community Development, 15670 NE 85th St, Redmond, Washington, 98502, (425) 556-2497, kanderson@redmond.gov. In her role as planning director, Ms. Anderson is part of the Technical Committee, which issued the decision on the Applicant's extension request at issue in this appeal. Ms. Anderson is familiar with the Applicant's original site plan entitlement and extensions request, and may testify to any aspect of that request, the City' decision and decision-making process, and the City's interpretation of applicable provisions of the Redmond Zoning Code.

1 2. Sarah Pyle, Senior City Planner, 15670 NE 85th St, Redmond, Washington,
2 98502, (425) 556-2426, splye@redmond.gov. Ms. Pyle was the planner assigned to Applicant's
3 site plan entitlement in the early spring of 2017. Ms. Pyle is familiar with applicant's underlying
4 site plan entitlement, Applicant's progress on its site plan entitlement, and Applicant's initial
5 exploration of an extension request in spring of 2017. Ms. Pyle may testify to any aspect of the
6 Applicant's communications with the City and any efforts to proceed on its site plan entitlement
7 during the time she was the assigned planner on its site plan entitlement.

8 3. Ben Sticka, City Planner, 15670 NE 85th St, Redmond, Washington, 98502, (425)
9 556-2470, bsticka@redmond.gov. Mr. Sticka was the planner assigned to Applicant's site plan
10 entitlement and extension request after Ms. Pyle. Mr. Sticka is familiar with the Applicant's
11 original site plan entitlement and extensions request, and may testify to any aspect of that
12 request, the City' decision and decision-making process, and the City's interpretation of
13 applicable provisions of the Redmond Zoning Code.

14 4. Steve Fischer, Planning Manager, Department of Planning and Community
15 Development, 15670 NE 85th St, Redmond, Washington, 98502, (425) 556-2432,
16 sfischer@redmond.gov. Mr. Fischer was present at the September 20, 2017 and December 6,
17 2017 Technical Committee meetings in which the Technical Committee reviewed Applicant's
18 site plan entitlement extension request. Mr. Fischer is familiar with Applicant's extension
19 request and may testify to any aspect of that request and to the City's decision and decision-
20 making process in reviewing the request.

21 5. Jason Lynch, Assistant Director of Development Services, Department of
22 Planning and Community Development, 15670 NE 85th St, Redmond, Washington, 98502, (425)
23 556-2483, jlynch@redmond.gov. Mr. Lynch was present at the September 20, 2017 and
24 December 6, 2017 Technical Committee meetings in which the Technical Committee considered
25 Applicant's extension request. Mr. Lynch is familiar with Applicant's extension request and
26

1 may testify to any aspect of that request and to the City's decision and decision-making process
2 in reviewing the request.

3 6. Lisa Rigg, Engineering Manager, Department of Public Works, 15670 NE 85th
4 St, Redmond, Washington, 98502, (425) 556-2295, lrigg@redmond.gov. Ms. Rigg was present
5 at the September 20, 2017 and December 20, 2017 Technical Committee meetings in which the
6 Technical Committee considered Applicant's extension request. Ms. Rigg is familiar with
7 Applicant's extension request and may testify to any aspect of that request and to the City's
8 decision and decision-making process in reviewing the request.

9 7. Mike Paul, Assistant Director of the Department of Public Works, c/o 15670 NE
10 85th St, Redmond, Washington, 98502. Mr. Paul was present at the September 20, 2017 and
11 December 6, 2017 Technical Committee meetings in which the Technical Committee considered
12 Applicant's extension request. Mr. Paul is familiar with Applicant's extension request and may
13 testify to any aspect of that request and to the City's decision and decision-making process in
14 reviewing the request.

15 8. Todd Short, Fire Marshal, 15670 NE 85th St, Redmond, Washington, 98502,
16 (425) 556-2242, tshort@redmond.gov. Mr. Short was present at the September 20, 2017
17 Technical Committee Meeting in which the Technical Committee reviewed Applicant's
18 extension request. Mr. Short may testify to the City's decision and decision-making process in
19 reviewing the request.

20 II. DOCUMENTS

21 C-1. Original site plan entitlement application for Rose Hill Cottages, filed by
22 Wilmoor Development Corporation ("Wilmoor").

23 C-2. December 8, 2015 site plan entitlement approval letter and notice of decision.

24 C-3. September 18, 2017 site plan entitlement extension request letter from Wilmoor to
25 City.

26 C-4. December 8, 2017 Denial of extension request letter from City to Wilmoor.

- 1 C-5. December 21, 2017 Wilmoor appeal application and attachment.
2 C-6. November 13, 2017 notice of application for Wilmoor extensions request.
3 C-7. February 8, 2017 email from planner Sarah Pyle to Greg Wilson.
4 C-8. Screenshot of assessor information for Rose Hill Cottages parcel.
5 C-9. Meeting minutes from September 20, 2017 Technical Committee meeting.
6 C-10. September 21, 2017 email from Ben Sticka to Greg Wilson attaching draft

7 Technical Committee approval letter.

8 C-11. September 20 through 22, 2017 emails among Laura Chan, Redmond resident;
9 John Marchione, Mayor of Redmond; Karen Anderson, Director of Planning and Community
10 Development; Ben Sticka, Planner; and Steve Fischer, Planning Manager.

11 C-12. November 8, 2017 email from Ben Sticka to Greg Wilson regarding notice of
12 application for extension request.

13 C-13. Meeting minutes for December 6, 2017 Technical Committee meeting.

14 C-14. December 6, 2017 letter from Greg Wilson to Ben Sticka confirming purchase
15 and sale agreement between Wilmoor and Toll WA LP.

16 DATED this 20th day of February, 2018.

17
18 OGDEN MURPHY WALLACE, PLLC

19 By 

20 James E. Haney, WSBA #11058
21 Kate D. Hambley, WSBA #51812
22 Attorneys for City of Redmond
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1 **DECLARATION OF SERVICE**

2 I, Charolette Mace, an employee of Ogden Murphy Wallace, PLLC, certify that on the date
3 below, I emailed this document, and mailed the original and one copy to:


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

10 and emailed this document only to:

11 Vicki Orrico
12 JOHNS MONROE MITSUNAGA
13 11201 SE 8th Street, Suite 120
14 Bellevue, WA 98004
15 Email: orrico@jmmlaw.com
16 lamp@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 20th day of February, 2018.

20 
21 _____
22 Charolette Mace
23 Legal Assistant