

From: Karen Anderson
Sent: Friday, December 15, 2017 7:47 AM
To: Aaron Hollingbery; Benjamin Sticka; Steve Fischer
Cc: Will Greene
Subject: RE: RZC 21.76.100 Review Procedures - Miscellaneous

Aaron,

I think there is some confusion about the issuance of an administrative interpretation that would be subject to appeal. Section 21.76.070 D. 3. of the RZC states that "Any interested person may apply for an interpretation of this code. Applications for administrative interpretation are processed as Type I reviews." In order for there to be an appealable action, the interested party, in this case Toll Brothers, would first have to apply for a specific administrative interpretation. As a Type I permit, it would then be subject to an appeal process should the applicant wish to challenge the interpretation. The City has not yet received such an application, nor has any specific interpretation been made on the property for which Toll Brothers has a pending application, therefore there is no action to appeal.

I hope that this provides clarification. Ben would be happy to assist you in filing an application for an administrative interpretation pursuant to RZC 21.76.070 D. 3.

Best regards,
Karen Anderson

From: Aaron Hollingbery [<mailto:ahollingbery@tollbrothers.com>]
Sent: Thursday, December 14, 2017 3:47 PM
To: Karen Anderson <kanderson@redmond.gov>; Benjamin Sticka <bsticka@redmond.gov>; Steve Fischer <SFISCHER@REDMOND.GOV>
Cc: Will Greene <wgreene@tollbrothers.com>; Marsha Martin <mmartin@tollbrothers.com>
Subject: RE: RZC 21.76.100 Review Procedures - Miscellaneous

Karen, Ben and Steven,

We are in receipt of an email Ben sent yesterday providing an administrative interpretation regarding RZC 21.04.020B. I am disappointed and surprised that the city issued this interpretation after expressly agreeing to wait until we reconnected this week before moving forward with next steps. As you know, we broached the subject of Toll potentially filing a request for an administrative interpretation but we all agreed to evaluate the options before moving forward.

Now that the city has issued an interpretation, we will be filing an appeal. RZC 21.76.060I.2.c provides for a 14 day appeal period from the date the interpretation was issued. Can you please confirm that the appeal therefore must be filed on or before December 27?

Thank you,
Aaron

Aaron Hollingbery
Vice President for Land Entitlement
Seattle Division

Toll Brothers

9720 NE 120th Place, #100 | Kirkland, WA 98034

o 425.825.5310

ahollingbery@tollbrothers.com | www.tollbrothers.com



Toll Brothers named **#1 Home Builder** in FORTUNE Magazine 2016 Survey of The "World's Most Admired Companies"



From: Aaron Hollingbery
Sent: Friday, December 08, 2017 3:31 PM
To: Benjamin Sticka <bsticka@redmond.gov>
Cc: Will Greene <wgreene@tollbrothers.com>
Subject: RE: RZC 21.76.100 Review Procedures - Miscellaneous

Ben,
Thank you for the follow-up. We will review and, pursuant to our discussion earlier today, plan to connect with the city to discuss the options for the path forward next week. Until that time, it is our understanding that the city will be waiting to issue anything in this regard.

Thank you and have a good weekend.
Aaron

Aaron Hollingbery
Vice President for Land Entitlement
Seattle Division

Toll Brothers

9720 NE 120th Place, #100 | Kirkland, WA 98034

o 425.825.5310

ahollingbery@tollbrothers.com | www.tollbrothers.com



Toll Brothers named **#1 Home Builder** in FORTUNE Magazine 2016 Survey of The "World's Most Admired Companies"



From: Benjamin Sticka [<mailto:bsticka@redmond.gov>]
Sent: Friday, December 08, 2017 1:20 PM
To: Aaron Hollingbery <ahollingbery@tollbrothers.com>; Will Greene <wgreene@tollbrothers.com>
Subject: RZC 21.76.100 Review Procedures - Miscellaneous

Aaron/Will,

I wanted to get back to you regarding possible “next steps” and what the Code states. Redmond Zoning Code 21.76.100 Miscellaneous (D)(8) states the following: *Request for Interpretation. Any interested person may apply for a an interpretation of this Code where the Code, or its application to specific circumstances, is ambiguous, i.e., where the Code is susceptible to two or more reasonable interpretations. Applications for administrative interpretation are processed as Type I reviews shall be subject to the criteria outlined in RZC 21.76.050.D.*

There is no fee associated with this request. The request would be need to be formally requested in writing with any relevant exhibits and material. The Administrative Interpretation would follow the flow chart for Type I process in Figure 21.76.050A. Please let me know if you have any additional questions? Thank you.

Ben Sticka
Planner – City of Redmond
(425) 556-2470 – bsticka@redmond.gov

This message has been scanned for malware by Websense. www.websense.com

Click [here](#) to report this email as spam.