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**BEFORE THE HEARING EXAMINER
FOR THE CITY OF REDMOND**

In the Matter of the Appeal of
Barry Schnell,
Of an Administrative Decision

NO. HEA-2018-03
NO. LAND-2013-01720

**APPELLANT’S WITNESS AND
EXHIBIT LIST**

Pursuant to the City of Redmond Hearing Examiner’s Revised Pre-Hearing Order of May 13, 2018, the Appellant, Barry Schnell, submits the following witness and exhibit list:

I. WITNESSES

Appellant may call any or all of the following witnesses:

1. Barry Schnell, 13319 NE 112th Place, Redmond, WA 98052, (425) 891-5463. Mr. Schnell is expected to testify concerning the impacts of the development proposal, his standing to bring this appeal, conversations and emails with city staff concerning the appeal timeline for challenging the September 20, 2017 decision, and the substantive criteria for the site plan entitlement extension.
2. Laura Chan, 13305 NE 112th Place, Redmond, WA 98052, (949) 922-6292. Ms. Chan is expected to testify about conversations and emails with city staff concerning the appeal timeline for challenging the September 20, 2017 decision.

1 3. Greg Wilson, Wilmoor Development Corporation, 16981 Redmond Way, Redmond
2 WA 98052, (206) 498-7837. Mr. Wilson will testify generally as the applicant and project
3 representative, and is expected to testify concerning the substantive criteria for the site plan entitlement
4 extension, and filings and testimony presented in the original Wilmoor Appeal.
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6 4. Erika Vandenbrande, Interim Director of Planning and Community Development,
7 15670 NE 85th Street, Redmond, WA 98073, (425) 556-2900. Ms. Vandenbrande is the Interim
8 Director of the City of Redmond’s planning department. She is expected to testify generally as to the
9 approval criteria for a site plan entitlement extension as applied to the extension request at issue in this
10 appeal.
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12 5. Karen Anderson, f/k/a Karen Haluza, former Director of Planning and Community
13 Development—address and phone number unknown. In her role as planning director, Ms. Anderson
14 was part of the Technical Committee, which issued the decision on the Applicant's extension request
15 at issue in this appeal. Ms. Anderson was familiar with the Applicant's original site plan entitlement
16 and extensions request, and may testify to any aspect of that request, the City' decision and decision-
17 making process, and the City's interpretation of applicable provisions of the Redmond Zoning Code.
18

19 6. Sarah Pyle, Senior City Planner, 15670 NE 85th St, Redmond, Washington, 98502,
20 (425) 556-2426, spyle@redmond.gov. Ms. Pyle was the planner assigned to Applicant's site plan
21 entitlement in the early spring of 2017. Ms. Pyle is familiar with applicant's underlying site plan
22 entitlement, Applicant's progress on its site plan entitlement, and Applicant's initial exploration of an
23 extension request in spring of 2017. Ms. Pyle may testify to any aspect of the Applicant's
24 communications with the City and any efforts to proceed on its site plan entitlement during the time
25 she was the assigned planner on its site plan entitlement.
26

- 1 A-3 City of Redmond Response to Appellant’s Pre-Hearing Brief, Wilmoor Appeal;
- 2 A-4 Original site plan entitlement application for Rose Hill Cottages, filed by Wilmoor
3 Development Corporation, Exhibit C-1 of Wilmoor Appeal;
- 4 A-5 December 8, 2015 site plan entitlement approval letter and notice of decision, Exhibit C-2
5 of Wilmoor Appeal;
- 6 A-6 September 18, 2017 site plan entitlement extension request letter from Wilmoor to City,
7 Exhibit C-3 of Wilmoor Appeal;
- 8 A-7 December 8, 2017 Denial of extension request letter from City to Wilmoor, Exhibit C-4 of
9 Wilmoor Appeal;
- 10 A-8 December 21, 2017 Wilmoor appeal application and attachment, Exhibit C-5 of Wilmoor
11 Appeal;
- 12 A-9 November 13, 2017 notice of application for Wilmoor extensions request, Exhibit C-6 of
13 Wilmoor Appeal;
- 14 A-10 February 8, 2017 email from planner Sarah Pyle to Greg Wilson, Exhibit C-7 of Wilmoor
15 Appeal;
- 16 A-11 Screenshot of assessor information for Rose Hill Cottages parcel, Exhibit C-8 of Wilmoor
17 Appeal;
- 18 A-12 Meeting minutes from September 20, 2017 Technical Committee meeting, Exhibit C-9 of
19 Wilmoor Appeal;
- 20 A-13 September 21, 2017 email from Ben Sticka to Greg Wilson attaching draft Technical
21 Committee approval letter, Exhibit C-10 of Wilmoor Appeal;
- 22 A-14 September 20 through 22, 2017 emails among Laura Chan, Redmond resident; John
23 Marchione, Mayor of Redmond; Karen Anderson, Director of Planning and Community
24 Development; Ben Sticka, Planner; and Steve Fischer, Planning Manager, Exhibit C-11 of
25 Wilmoor Appeal;
- 26 A-15 November 8, 2017 email from Ben Sticka to Greg Wilson regarding notice of application for
extension request, Exhibit C-12 of Wilmoor Appeal;
- A-16 Meeting minutes for December 6, 2017 Technical Committee meeting, Exhibit C-13 of
Wilmoor Appeal;
- A-17 December 6, 2017 letter from Greg Wilson to Ben Sticka confirming purchase and sale
agreement between Wilmoor and Toll WA LP, Exhibit C-14 of Wilmoor Appeal;
- A-18 Appellant’s Pre-Hearing Brief and Exhibits A-1 through A-18, Wilmoor Appeal;

- 1 A-19 Findings, Conclusions, and Decision (March 20, 2018), Wilmoor Appeal;
2 A-20 Declaration of Barry Schnell and Exhibits thereto
3 A-21 Declaration of Steven Fischer
4 A-22 Hearing Transcript from Wilmoor Appeal hearing (Feb. 27, 2018).
5 A-23 Redmond Community Development Guide, Appendix 20F-1, Technical Committee
6 Rules, from <http://www.codepublishing.com/WA/Redmond/>
7 A-24 Redmond Community Development Guide, Appendix 20F-1, Technical Committee
8 Rules, Reprinted 12/01, from
9 <http://www.codepublishing.com/WA/Redmond/CDG/pdfs/rcdgApp20F-1.pdf>

10 Dated this 22nd Day of May, 2018.

11 Respectfully submitted,

12 BRICKLIN & NEWMAN, LLP
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14
15 By: s/Bryan Telegin
16 Bryan Telegin, WSBA No. 46686
17 Attorneys for Appellant Barry Schnell
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