



**CITY OF REDMOND  
HEARING EXAMINER  
MINUTES**

**May 17, 2012**

Redmond City Council Chambers  
15670 NE 85<sup>th</sup> Street, Redmond  
7 p.m.

---

**Hearing Examiner**

Sharon Rice, Offices of Sharon Rice,  
Hearing Examiner, PLLC

**Staff**

Judd Black, Planning Manager  
David Almond, Engineering Manager, PW  
Jeff Dendy, Senior Engineer, PW  
Kurt Seemann, Senior Engineer, PW  
Thara Johnson, Associate Planner  
Elizabeth Adkisson, CMC, Deputy City Clerk

---

Convened: 7 p.m.

Adjourned: 8:30 p.m.

**I. CALL TO ORDER**

Hearing Examiner Sharon Rice convened the hearing at 7 p.m.

**II. DESCRIPTION OF HEARING SEQUENCE AND PROCEDURES**

Ms. Rice introduced the matter under consideration, reviewed the sequence of the hearing for the evening, and explained the proceedings. Ms. Rice noted that she will issue a decision on the Greystone Manor Preliminary Plat application, and a written recommendation for the Greystone Manor Planned Residential Development application, within 10 business days of the closing of the record.

Ms. Rice administered the swearing in of all those in attendance testifying on these matters, reminded the attendees that the proceedings were being recorded, and asked them to identify themselves for the record. The following staff and applicant representatives introduced themselves for the record:

Thara Johnson, Associate Planner, City of Redmond  
Judd Black, Planning Manager, City of Redmond  
Dave Almond, Public Works Senior Engineer, City of Redmond  
Jeff Dendy, Public Works Senior Engineer, City of Redmond  
Kurt Seemann, Senior Engineer, City of Redmond  
John Baumann, Heartland Signature Homes, Applicant  
Brian Gregory, Applicant Representative

### III. PUBLIC HEARING

#### A. GREYSTONE MANOR – PPL/PRD

L090099 Preliminary Plat (PPL)  
L090100 Planned Residential Development (PRD)  
L090101 SEPA

Request: PPL/PRD for subdivision and construction of 43.66 acres into 184 Single-Family Residences, including three duplexes (six units), associated roads, utilities, open space and frontage improvements

Location: NE 116<sup>th</sup> Street and 159<sup>th</sup> Avenue NE., Redmond, Washington

Ms. Rice introduced the matter and assigned the Technical Committee Report as Exhibit 1, identifying the following submitted attachments:

#### Attachments

1. Vicinity Map
2. Zoning Map
3. General Application Form
4. SEPA Application Form
5. Completeness Letter
6. Notice of Application and Certificate of Publishing
7. Notice of Application Public Comment Letters
8. Neighborhood Meeting Notice
9. SEPA Determination of Non-Significance, Addendum & Environmental Checklist
10. SEPA Public Comment Letters
11. Notice of Public Hearing and Certificates of Posting
12. Preliminary Plat/Planned Residential Development (PRD) Plan set
13. Phasing Plan
14. Landscape Plans
15. Native Vegetation Exhibit
16. Mitigation Plans
17. Arborist Report
18. Landmark Tree Removal Exception Request Letter
19. Landmark Tree Removal Exception Approval Letter
20. Open Space Phasing Plan
21. Tree Retention Phasing Plan
22. Alternative Compliance - Affordable Housing Request
23. City's Response on Affordable Housing Request
24. Stream and Wetland Report
25. Wildlife Report
26. Geotechnical Report
27. Building Setback Evaluation
28. Preliminary Storm Drainage Report
29. Peer Review

30. Septic and Well As Built Request
31. Traffic Impact Analysis
32. Transportation Certificate of Concurrency
33. Comprehensive Planning Policies
34. Planned Residential Development Ordinance 1901 (PRD Section only included)
35. Repealed Residential Development Ordinance 2447
36. Planned Residential Development Worksheet and Deviation Requests
37. Title Report

**STAFF PRESENTATION:**

Ms. Thara Johnson, Associate Planner, reported on the Greystone Manor Preliminary Plat (PPL) and Planned Residential Development (PRD) application:

- Vicinity Map;
  - Greystone PRD (R-4C, R4);
- Project Description:
  - request for a PRD to vary development standards;
  - 184 lot subdivision on 43.66 acres;
  - single-family residential; 178 detached units and 6 zero lot line homes;
  - density (exceeding minimum through):
    - PRD bonus – 15 lot bonus units; and
    - affordable housing bonus – 15 bonus units;
  - critical areas: streams, wildlife habitat, wetland, and geologically hazardous areas; and
  - open space – 33.3 percent;
- Proposed Site Plan:
  - pictorial representation;
  - site data:
    - total site area: 43.66 acres;
    - base density (R-4) and R-4C (developable area): 147 units;
    - conservation overlay bonus: 154;
    - PRD bonus: 15 units;
    - affordable housing bonus: 15 units; and
    - total units (including bonuses): 184 units;
- Tree Exhibit:
  - pictorial representation;
  - summary of tree retention:
 

TREE TYPE:	REMOVAL:	RETAINED:	TOTAL:
Landmark (over 30" DBH)	222 63.4 percent	108 36.6 percent	330
Significant (6"-30" DBH)	909 63.1 percent	501 34.9 percent	1410
Total	1131 65 percent	609 35 percent	1740 100 percent
Replacement trees	Landmark Trees – 666 Significant Trees - 909		1575
- Phasing Plan; Phase I;
- Mitigation Plan;

- Procedural Summary:
  - Completeness:
    - 03/30/2009 – letter of completeness issued and vested date;
  - Notice of Application:
    - 04/17/2009 – comment period begins;
    - 05/08/2009 – comment period ends;
  - SEPA:
    - 05/11/2009 – DNS issued;
    - 05/26/2009 – comment period ends;
    - 05/27/2009 – appeal period begins;
    - 06/09/2009 – appeal period ends;
    - 04/06/2012 – addendum issued;
  - Neighborhood Meetings:
    - 11/21/2011 and 12/06/2012;
  - Notice of Public Hearing:
    - 04/26/2012 – issued;
- Vesting:
  - project submitted on 03/30/2009;
  - project vested on 03/30/2009;
  - Greystone Manor PRD required to comply with PRD regulations; effective on 07/29/1996 – Ordinance No. 1901;
  - Greystone Manor also required to comply with North Redmond Neighborhood Regulations; effective on 11/18/2006 – Ordinance No. 2308;
- PRD – Decision Criteria:
  - high quality architectural design, placement, relationship, or orientation of structures;
    - the proposal will be required to meet the design criteria required by the PRD and specific North Redmond Design requirements at the time of building permit submittal;
  - achieving allowable densities for the subject property;
    - base density allows 147 units;
    - utilizes bonus incentives – PRD bonus and affordable housing bonus;
    - proposed density is 184 dwelling units;
  - providing housing types that effectively serve the affordable housing needs of the community;
    - project meets this criteria – 10 percent or 15 affordable units are provided;
  - improving circulation patterns of the screening of parking facilities;
    - access to the project is from NE 116<sup>th</sup> Street and 159<sup>th</sup> Avenue NE;
    - frontage improvements along NE 116<sup>th</sup> Street and 159<sup>th</sup> Avenue NE meet the City’s requirements;
    - construction of roundabout at NE 116<sup>th</sup> Street and 162<sup>nd</sup> Avenue NE to meet concurrency;
  - minimizing the use of impervious surfacing materials;
    - base zoning allows 60 percent impervious coverage and PRD allows 70 percent coverage;
    - project proposes 60 percent;
  - increasing open space or recreational facilities on the site;
    - minimum open space required for PRD is 25 percent;

- project includes 33.3 percent open space with preservation of critical areas with a Native Growth Protective Easement;
  - provision of recreational amenities – picnic tables, park benches, and play equipment within other open space tracts;
- landscaping, buffering, or screening in or around the proposed PRD;
  - 10-foot landscape buffer along the north and south boundary;
  - Interior landscaping and trails;
  - 1575 replacement trees and 609 retained trees on-site;
  - preservation of 50 percent of native vegetation and soils;
- providing public facilities;
  - 6 new local street extending south of NE 116<sup>th</sup> Street and frontage improvements along NE 116<sup>th</sup> Street and 159<sup>th</sup> Avenue NE;
  - new water mains in each of the local streets;
  - sewer connections provided through new sewer lines in local streets and connect to NE 124<sup>th</sup> Street and 159<sup>th</sup> Avenue NE;
  - stormwater runoff collected, treated, and detained in Tracts F, G, K and N;
- preserving, enhancing, or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;
  - critical areas protected within Tracts M and N in a Native Growth Protection Area;
  - 35 percent of all existing significant and landmark trees are to be retained;
  - preservation of 50 percent of native vegetation and soils;
- incorporating energy-efficient site design or building features;
  - houses will be required to meet energy code requirements during building permit review;
- providing for efficient use of infrastructure;
  - 184 lots proposed with 174 detached and 6 zero lot line homes;
  - lots are accessed using a combination of common public streets and joint-use access tracts;
  - proposed layout avoids major impact to critical areas while ensuring adequate access; portion of the stream buffer to be impacted temporarily for construction of a stormwater vault and restoration to occur;
- Public Facilities - the PRD shall be served by adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, stormwater control, sanitary sewer, and parks and recreation facilities;
  - adequate public facilities: streets, fire protection, utilities, and pedestrian access;
  - new stormwater detention facility proposed;
  - informal recreational opportunities are available through the site;
- Perimeter Design - the perimeter of the PRD shall be appropriate in design, character, and appearance with the existing or intended character of development adjacent to the subject property and with the physical characteristics of the subject property;
  - Greystone Manor is located adjacent to the Kensington and Northstar developments and is consistent with their design, character, and appearance;
- Open Space and Recreation - open space and recreation facilities shall be provided and effectively integrated into the overall development of a PRD and surrounding uses; and
  - project includes open space recreational amenities through individual lots, open space tracts, Native Growth Protection Area, tree retention, and preservation of native soils and vegetation;

- Streets and Sidewalks - existing and proposed streets and sidewalks within a PRD shall be suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the subject property;
  - five-foot sidewalks to be provided along the 6 new local streets – Roads A-F;
  - sidewalks to connect to NE 116<sup>th</sup> Street and 159<sup>th</sup> Avenue NE;
  - interim walkway to be constructed along the north side of NE 116<sup>th</sup> Street from 159<sup>th</sup> Avenue NE to 162<sup>nd</sup> Avenue NE with a rapid flashing beacon;
- North Redmond Neighborhood Regulations;
  - code citations/descriptions;
  - indication whether each citation Complies, Complies as Conditioned, or Applies at Building Permit;
- Public record;
  - staff would like to enter modifications to documents in the record:
    - Condition I(a)(ii)(d) of Technical Committee Report; and
    - Letter from Burnstead Construction;
  - public comments/questions from citizen;
- Conditions of Approval:
  - staff recommends approval subject to conditions of approval contained in Technical Committee Report.

Ms. Johnson submitted the following exhibits to the record; Ms. Rice assigned them accordingly:

- staff's PowerPoint presentation; entered into the record as Exhibit 2;
- revised language for recommended condition 1(a)(ii)(d); entered as Exhibit 3;
- correspondence from Burnstead Construction, dated October 28, 2010; entered as Exhibit 4;
- correspondence from Burnstead Construction, dated May 17, 2012; entered as Exhibit 5;
- public comment email from Mary Whilden, dated May 16, 2012; entered as Exhibit 6; and
- public comment email from Mary Whilden, dated May 17, 2012; entered as Exhibit 7.

City Staff members provided the following information in response to Hearing Examiner queries:

- the general application form originally submitted on March 30, 2009, was resubmitted on April 17, 2012;
- Murray Franklin has been included as an application;
- the application includes an alternate proposal for affordable housing on-site, and is included in Exhibit 1, Attachment 23; the each phase of the project will meet 10 percent requirement of affordable housing;
- the Wetland and Stream Mitigation Plan addresses woodpeckers and nesting;
- school impact fees will be paid to Lake Washington School District (LWSD) at the time of building permits; a condition regarding safe walking routes is included in Exhibit 1; and Norman Rockwell is the nearby elementary school;
- an administrative decision was made by the Technical Committee in regards to a slope setback buffer, and the Planning Dept. Conditions of Approval address setback requirements;
- Critical Area Improvements will occur during Phase II;
- street surface trails will be maintained by the City;
- provided a definition of “concrete shiner”; and
- the Conditions of Approval also address surfacing requirements for the safe walking route.

## **APPLICANT TESTIMONY:**

Mr. John Baumann, Heartland Signature Homes, Applicant, confirmed the Applicant's concurrence with the City's Report and Conditions, and provided history on the project site. Mr. Baumann and Mr. Brian Gregory, Applicant Representative, provided the following information in response to Hearing Examiner queries:

- open space will consist of 1 mile of soft trails; 7 acres of open recreational areas; 3 common areas with picnic benches, play area and exercise area;
- private yards will mass a total of 8 acres, and will surpass 10 percent requirement; and
- stormwater will flow to the Kensington development's systems after treatment through on-site vaults.

## **PUBLIC TESTIMONY:**

The following member of the public spoke regarding concerns with the project:

- Mary Whilden – concerns with stormwater discharge, tree preservation parking on 159<sup>th</sup> Avenue NE, out-of-date documents on the City's website, wetland buffer reduction, and queried whether there were any plans for establishment of a Homeowners Association (HOA).

Ms. Rice called for any further public testimony; there being none, Ms. Rice closed the public testimony portion of the hearing, and asked the City and Applicant to respond to concerns.

The City responded to the public testimony with the following information:

- stormwater will be monitored through standard City procedures; and the proposed on-site vaults exceeds the minimum City requirements;
- the applicant has met City code requirements regarding tree preservation;
- the applicant has met City code requirements regarding parking on-site; street parking in this vicinity is not monitored by the City;
- staff has addressed "out-of-date" documents on the website directly with the member of the public, and is looking into further improvements;
- the wetland buffer reduction is allowed per City code; and
- the City has no requirements for HOAs to be established.

The Applicant responded to the public testimony with the following information:

- a HOA will be established within Phase I of the project and will encompass all phases.

## **CONCLUSION:**

Ms. Rice called for any further comments. Hearing none, Ms. Rice stated that the record was closed on the Greystone Manor Preliminary Plat (PPL) and Planned Residential Development (PRD) application, and a written decision (PPL) and recommendation (PRD) would be issued in no later than 10 business days.

## **IV. ADJOURNMENT**

The public hearing closed at 8:30 p.m., and the meeting adjourned.