

**CAO15-001 & VAR18-002 Exhibit List**  
**Dated July 10, 2020**

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1. Staff Report, dated February 13, 2017
2. RUE Development Application, received on January 16, 2015
3. Plan Set
  - a. Boundary / Topographic Survey by CHS, dated January 14, 2014
  - b. Site Plan by Healey-Jorgensen Architects, received on October 18, 2016
  - c. Foundation Plan by Healey-Jorgensen Architects, received on October 18, 2016
  - d. Main Floor Plan by Healey-Jorgensen Architects, received on October 18, 2016
  - e. Upper Floor Plan by Healey-Jorgensen Architects, received on October 18, 2016
4. Public Notice of Application dated April 13, 2015
5. Public Re-Notice of Application dated May 4, 2015
6. Public comment:
  - a. Ahalt, dated April 27, 2015
  - b. Anderson, dated April 27, 2015
  - c. Bell, dated May 15, 2015
  - d. Brotherton, dated April 27, 2015
  - e. Brown, dated April 27, 2015
  - f. Department of Ecology, dated May 18, 2015
  - g. Duchaine, dated April 27, 2015
  - h. Graham, dated April 22, 2015
  - i. Jack, dated April 22, 2015
  - j. Kohen, dated April 20, 2015
  - k. London, dated April 19, 2015
  - l. Neighborhood Comment (multi-signature), dated April 27, 2015
  - m. Panelli, dated April 28, 2015
  - n. Samms email, dated April 24, 2015
  - o. Samms letter, dated April 27, 2015
  - p. Stivelman, dated May 5, 2015
  - q. Weber, dated April 27, 2015
  - r. Weber, dated May 18, 2015
7. Notice of Public Hearing dated January 30, 2017
8. Original RUE Criteria Analysis document, undated
9. Revised RUE Criteria Analysis document, received October 18, 2016
10. Geotechnical Report by GeoGroup Northwest
  - a. March 16, 2015
  - b. July 30, 2015
  - c. October 28, 2015
  - d. February 4, 2016
  - e. April 27, 2016 (attached to June 10, 2016 letter)
11. Geotechnical Peer Review (Perrone Consulting)
  - a. June 12, 2015
  - b. September 3, 2015
  - c. November 18, 2015
  - d. March 4, 2016
  - e. May 3, 2016

12. Sewall Wetland Consulting
  - a. March 5, 2015
  - b. October 21, 2015
  - c. December 11, 2015
13. Wetland Peer Review (ESA)
  - a. July 29, 2015
  - b. January 11, 2016
14. 1998 Drainage Easement and Settlement Agreement
15. Statutory Warranty Deed, dated September 29, 2014
16. Email from Bill Summers to Evan Maxim, dated July 8, 2016
17. Permanent Stormwater/Utility and Pedestrian Trail Easement, dated April 25, 2007
18. Department of Ecology Email, dated February 9, 2017
19. Excerpted Land Use Materials – VAR04-008 and CAO07-002 **(In 2/13/17 staff report listed as Exhibit 18)**
  - a. Development Application, dated May 13, 2004
  - b. Project Description, dated May 13, 2004
  - c. Site Plan, revised March 31, 2004
  - d. Withdrawal letter, dated June 8, 2010
20. King County Assessor Official Property Value Notice, dated June 2, 2016
21. Declaration of Joseph L. Brotherton, dated February 10, 2017
22. Applicant generated site plan with color-coding
23. Triad Downstream Drainage Analysis, dated June 23, 2015 (received July 2, 2015)
24. Arborist Report by Gilles Consulting, dated July 14, 2015 (received July 15, 2015)
25. Cultural Resources Report by ESA, dated November 2016
26. Biologist Comment Letter by Sewall Consulting, dated February 12, 2017
27. Revised SEPA checklist, signed by Bill Summers on March 16, 2015
28. Two full page aerial photos provided by Robert London
29. Chart of taxpayer names, addresses, and adjoining assessed property values, provided by Gordon Ahalt
30. Department of Records Real Estate Excise Tax Affidavit
  - a. Dated September 29, 2014
  - b. Dated July 31, 2014
31. Statutory Warranty Deed(s)
  - a. Dated September 29, 2014
  - b. Dated July 31, 2014
32. Board of Equalization Decision, dated February 9, 2017
33. Applicant's Request for Official Notice, with: Exhibit A - Notice of Incomplete Application, by Travis Saunders, dated February 13, 2015; Exhibit B - Blank Indemnification and Hold Harmless Agreement; Exhibit C - Email from Evan Maxim to Rich Hill, dated February 17, 2017
34. Duchaine Comment Letter, received February 21, 2017
35. Anderson Comment Letter, received February 21, 2017
36. Hearing Examiner's Findings, Conclusions, and Decision to Remand, dated March 8, 2017
37. Zoning Variance Development Application, dated May 7, 2018
38. Site Plan by Healey Alliance dated October 23, 2019
39. Sunrise Ridge Short Plat, recording No. 7703310851
40. Geotechnical Reports by GeoGroup Northwest

- a. May 3, 2017
  - b. December 12, 2017
  - c. November 28, 2018
  - d. October 23, 2019
41. Geotechnical Peer Reviews (Shannon & Wilson)
- a. July 12, 2019
  - b. November 25, 2019
42. Sewall Wetland Consulting
- a. December 17, 2017
  - b. March 8, 2018
  - c. January 24, 2019
  - d. October 30, 2019
43. Wetland Peer Review (ESA)
- a. October 17, 2018
  - b. December 6, 2018
  - c. June 10, 2019
  - d. December 17, 2019
44. SEPA Determination of Significance, dated July 17, 2017
45. Withdrawal of SEPA Determination of Significance, dated August 19, 2019
46. SEPA Mitigated Determination of Non Significance, dated January 13, 2020
47. CAO15-001 & VAR18-002 Revised Project Notice of Application, June 4, 2018
48. Zoning Map Designation of Subject Site
49. Land Use Map Designation
50. Core Design Memos
- a. March 23, 2018
  - b. February 19, 2019
51. Notice of Application for Project SEPA Review, dated August 26, 2019
52. Notice of Public Hearing, dated February 18, 2020
53. Notice of Public Hearing, dated June 15, 2020
54. Public Comment Letters
- a. Peter Anderson, July 4, 2018 through July 9, 2020
  - b. Ahalt, June 28 through September 27, 2019
  - c. David Anderson, November 15, 2018 through December 1, 2019
  - d. Fletcher, September 8, 2019
  - e. Duchaine, July 5, 2018
  - f. London, June 24, 2018 and August 20, 2019
  - g. Stivelman, August 7, 2017 and May 20, 2019
55. SEPA Checklist, dated May 5, 2017
56. Summers letter with Exhibits A through G, dated January 24, 2019
57. Summers letter, dated March 4, 2019
58. GeoGroup Northwest Pipe Pile Installation & Noise Memorandum, dated January 5, 2018
59. Versatile Drilling Pipe Piling Memorandum, dated January 21, 2019
60. Triad Drainage Memorandum, dated January 9, 2018
61. Staff Report and Recommendation, dated July 10, 2020