CITY OF REDMOND NOTICE OF PUBLIC HEARING

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: KIRKMOND PRELIMINARY PLAT (PPL)

FILE NUMBERS: LAND-2013-00280;00281 SEPA

PROJECT DESCRIPTION: PRELIMINARY PLAT FOR SUBDIVISION OF 7.30 ACRE SITE INTO 41 LOTS

PROJECT LOCATION: 10032 134TH AVENUE NE, REDMOND

PARCEL NO.: 1246700220

NEIGHBORHOOD: WILLOWS/ROSE HILL

SIZE OF SUBJECT AREA; 7.30 ACRES

APPLICANT: TAYLOR DEVELOPMENT

PROCESS TYPE: III

SEPA THRESHOLD DETERMINATION: DETERMINATION OF NON-SIGNIFICANCE (DNS)

REQUIRED PERMITS: PRELIMINARY PLAT

REQUIRED PERMITS, NOT A PART OF THIS APPLICATION: BUILDING PERMIT(S); PUBLIC WORKS PERMIT(S)

REQUIRED STUDIES: STORMWATER REPORT, TRAFFIC STUDY, TREE HEALTH ASSESSMENT

EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS APPLICATION: SEPA CHECKLIST

CITY CONTACT INFORMATION:

PROJECT PLANNER NAME: THARA JOHNSON

PHONE NUMBER: 425-556-2470

EMAIL: TMJOHNSON@REDMOND.GOV

REGULATORY INFORMATION

ZONING: RIN **CLASSIFICATION:** RESIDENTIAL INNOVATIVE ZONE

COMPREHENSIVE PLAN DESIGNATION: SINGLE-FAMILY URBAN

CONSISTENT WITH COMPREHENSIVE PLAN: YES

APPLICABLE DEVELOPMENT REGULATIONS:
REDMOND MUNICIPAL CODE & ZONING CODE

IMPORTANT DATES

COMPLETENESS DATE: 04/17/2013

PUBLIC HEARING DATE & TIME: 08/05/2013, 7:00 PM

PLACE: CITY COUNCIL CHAMBERS, CITY HALL:
15670 NE 85TH STREET, REDMOND WA 98052

BY: HEARING EXAMINER, SHARON RICE,
THE OFFICES OF SHARON RICE HEARING EXAMINER, PLLC

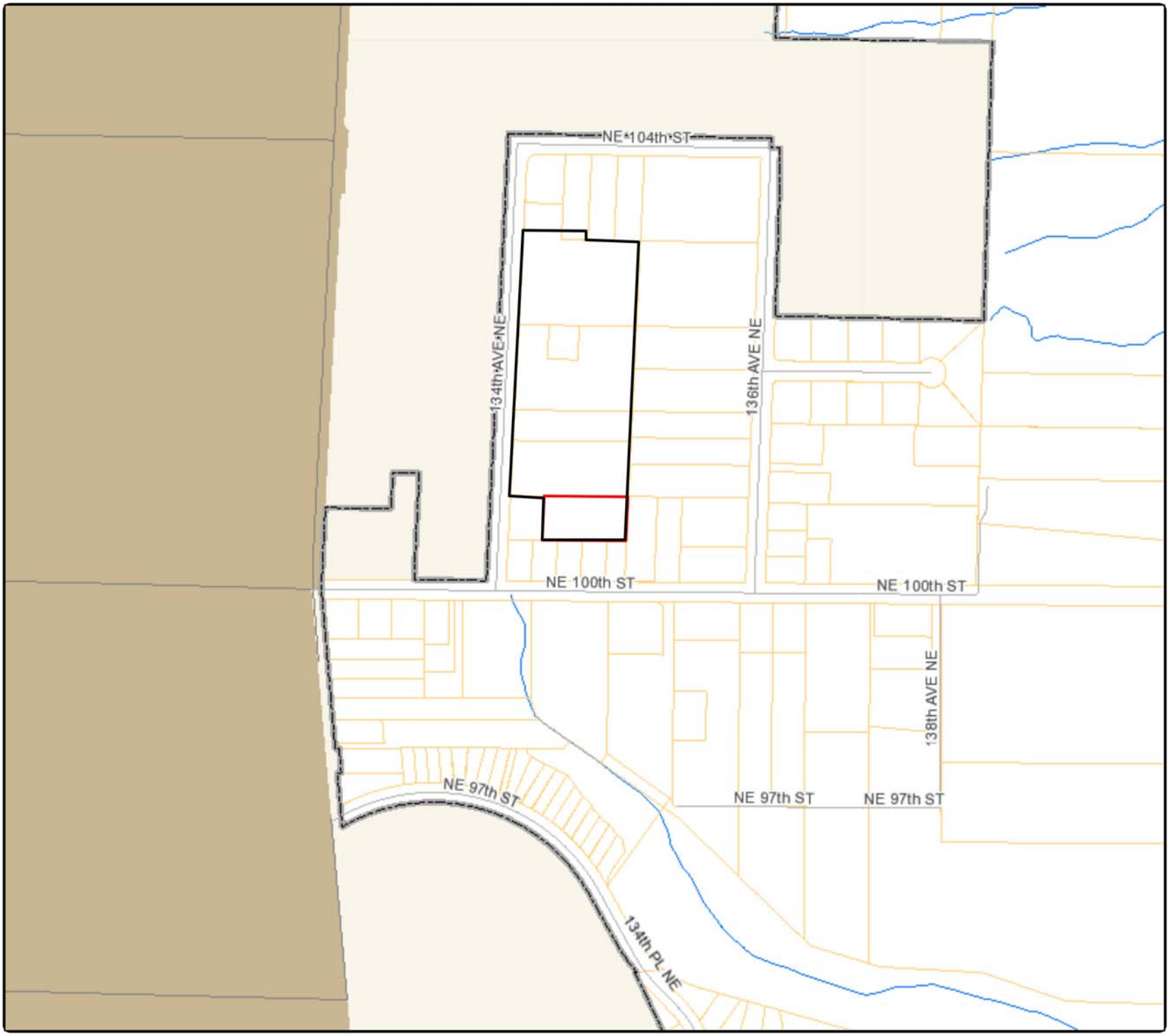
DATE OF NOTICE: 07/15/2013

PUBLIC COMMENT PERIOD: ALL INTERESTED PERSONS WHO WOULD LIKE TO BECOME A PARTY OF RECORD, ARE INVITED TO TESTIFY AT THE PUBLIC HEARING TO EXPRESS THEIR VIEWS, OR TO SUBMIT WRITTEN TESTIMONY AT THE HEARING. ADDITIONALLY, YOU MAY BECOME A PARTY OF RECORD BY SUBMITTING WRITTEN COMMENTS (EMAIL IS ACCEPTABLE, PLEASE INCLUDE MAILING ADDRESS TO BECOME A PARTY OF RECORD) TO THE DEVELOPMENT SERVICES CENTER PRIOR TO THE HEARING TO BE RECEIVED NO LATER THAN 08/05/2013, BY 5 PM. SUBMIT WRITTEN COMMENTS OR NAME AND ADDRESS TO BE ADDED AS A PARTY OF RECORD TO THE CITY OF REDMOND PLANNING DEPARTMENT, DEVELOPMENT SERVICES CENTER 15670 NE 85TH STREET, P.O. BOX 97010, MAIL STOP 2SPL, REDMOND, WA 98073-9710, OR FAX TO 425-556-2400. YOU MUST BECOME A PARTY OF RECORD TO RETAIN YOUR RIGHT TO APPEAL.

INFORMATION AVAILABLE: A COPY OF THE STAFF REPORT WILL BE AVAILABLE 21 DAYS PRIOR TO THE HEARING (COPIES CAN BE PROVIDED AT THE REQUESTOR'S COST). THE APPLICATION AND ALL DOCUMENTS FILED BY THE APPLICANT ARE AVAILABLE FOR INSPECTION OR COPYING (AT THE COST OF THE REQUESTOR) AND ARE ON FILE IN THE DEVELOPMENT SERVICES CENTER. THE FILE MAY BE EXAMINED AT THE DEVELOPMENT SERVICES CENTER DURING BUSINESS HOURS.

PUBLIC HEARING INFORMATION AVAILABLE: FOLLOWING THE HEARING TO BE HELD ON 08/05/2013, A COPY OF THE DECISION WILL BE SENT TO PARTIES OF RECORD, AND CAN BE OBTAINED BY CONTACTING THE OFFICE OF THE HEARING EXAMINER, CITY OF REDMOND, MS: 3NFN, P.O. BOX 97010, REDMOND, WA 98073-9710 PHONE: (425) 556-2191; OR AVAILABLE AT HTTP://WWW.REDMOND.GOV/GOVERNMENT/HEARINGEXAMINER/

THE APPEAL PROCEDURES WILL BE SET FORTH IN THE HEARING EXAMINER'S REPORT ISSUED IN THIS MATTER. IF YOU ARE HEARING OR VISUALLY IMPAIRED, NOTIFY THE OFFICE OF THE HEARING EXAMINER AT 425-556-2191 ONE WEEK IN ADVANCE OF THE HEARING IN ORDER TO BE PROVIDED ASSISTANCE.



Kirkmond Preliminary Plat Project Vicinity Map

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Scale : 1"= 400'

This plan is suitable for general information only.