

# CITY OF REDMOND NOTICE OF PUBLIC HEARING

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

#### **PROJECT INFORMATION**

PROJECT NAME: BENJAMIN ESTATES PRELIMINARY PLAT

FILE NUMBER: LAND 2013-00814

PROJECT DESCRIPTION: SUBDIVIDE 2.66 ACRES INTO 14 SINGLE

**FAMILY LOTS** 

PROJECT LOCATION: NE 100<sup>TH</sup> STREET & 136<sup>TH</sup> AVENUE NE

SITE ADDRESS, IF APPLICABLE: 13640 NE 100<sup>™</sup> STREET,

REDMOND, WA 98052

SIZE OF SUBJECT AREA IN ACRES: 2.66 SQ.FT. 115,870

APPLICANT: KEVIN O'BRIEN

PROCESS TYPE: III

SEPA THRESHOLD DETERMINATION: EXEMPT

REQUIRED PERMITS: PRELIMINARY PLAT APPROVAL

REQUIRED PERMITS, NOT A PART OF THIS APPLICATION:

**BUILDING PERMITS, FIRE PERMITS, PUBLIC WORKS PERMITS** 

**REQUIRED STUDIES:** 

STORMWATER REPORT, TRAFFIC STUDY, TREE HEALTH ASSESSMENT

EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS

APPLICATION: ENVIRONMENTAL CHECKLIST

## **CITY CONTACT INFORMATION:**

PROJECT PLANNER NAME: THARA JOHNSON

PHONE NUMBER: 425-556-2470
EMAIL: TMJOHNSON@REDMOND.GOV

## **REGULATORY INFORMATION**

**ZONING: RIN** 

COMPREHENSIVE PLAN DESIGNATION: SINGLE-FAMILY URBAN

**CONSISTENT WITH COMPREHENSIVE PLAN: YES** 

**APPLICABLE DEVELOPMENT REGULATIONS: REDMOND MUNICIPAL** 

**CODE & ZONING CODE** 

### **IMPORTANT DATES**

APPLICATION & COMPLETENESS DATE: JANUARY 30, 2014

PUBLIC HEARING DATE & TIME: MAY 5, 2014; 7 PM OR AS SOON AS

THEREAFTER AS POSSIBLE

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: APRIL 14, 2014

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 MAY 5, 2014 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 MAY 5, 2014, 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.