CITY OF REDMOND NOTICE OF PUBLIC HEARING

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

PROJECT INFORMATION

PROJECT NAME: FEDERSPIEL

FILE NUMBERS: L120508, L120509 SEPA

PROJECT DESCRIPTION: SUBDIVISION OF 3.8 ACRES INTO 12 SINGLE-FAMILY LOTS.

PROJECT LOCATION: 16423 NE 122ND STREET, REDMOND

PARCEL NOS.: 252605-9179

NEIGHBORHOOD: NORTH REDMOND

SIZE OF SUBJECT AREA: ACRES: 3.8

APPLICANT: QUADRANT HOMES; ATTN: PETE LYMBERIS
APPLICANT ADDRESS: 14725 SE 36TH ST, STE 100
BELLEVUE, WA 98006

PROCESS TYPE: III

SEPA THRESHOLD DETERMINATION: DNS

REQUIRED PERMITS: PRELIMINARY PLAT

REQUIRED PERMITS, NOT A PART OF THIS APPLICATION: BOUNDARY LINE ADJUSTMENT

REQUIRED STUDIES: GEOLOGIC HAZARD REPORT, STORMWATER REPORT, STREAM RECONNAISSANCE, TREE HEALTH ASSESSMENT, WETLAND STUDY

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: R4, R1 **CLASSIFICATION:** SFR
COMPREHENSIVE PLAN DESIGNATION: SINGLE-FAMILY URBAN
CONSISTENT WITH COMPREHENSIVE PLAN: YES
APPLICABLE DEVELOPMENT REGULATIONS:
REDMOND MUNICIPAL CODE & ZONING CODE

IMPORTANT DATES

APPLICATION & COMPLETENESS DATE: 12/18/2012

PUBLIC HEARING DATE & TIME: 04/01/2013, 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: 03/11/2013

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 04/01/2013, 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 04/01/2013, 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) 556-2190; 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 425-556-2190 ONE WEEK IN ADVANCE OF THE HEARING IN ORDER TO BE PROVIDED ASSISTANCE.