

# CITY OF REDMOND NOTICE OF PUBLIC HEARING

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

#### **PROJECT INFORMATION**

PROJECT NAME: BETROZOFF JONES PRELIMINARY PLAT

FILE NUMBER: LAND-2013-00275

**PROJECT DESCRIPTION:** PRELIMINARY PLAT FOR 8.04 ACRES OF R-4 ZONED PROPERTY INTO 31 SINGLE FAMILY LOTS WITH ASSOCIATED AREAS FOR INFRASTRUCTURE AND OPEN SPACE.

PROJECT LOCATION: REDMOND-WOODINVILLE RD & NE 116<sup>TH</sup> ST

SITE ADDRESS, IF APPLICABLE: 11818, 11845 RED-WOOD RD NE

SIZE OF SUBJECT AREA IN ACRES: 8.04 SQ.FT. 350,222.40

**APPLICANT: TODD SHERMAN** 

PROCESS TYPE: III

SEPA THRESHOLD DETERMINATION: DNS

**REQUIRED PERMITS: PRELIMINARY PLAT** 

REQUIRED PERMITS, NOT A PART OF THIS APPLICATION:

CIVIL CONSTRUCTION PERMIT, BUILDING PERMIT

REQUIRED STUDIES: STORMWATER REPORT, STREAM REPORT, TRAFFIC STUDY, TREE HEALTH ASSESSMENT, WETLAND REPORT, WILDLIFE REPORT.

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: R-4

**COMPREHENSIVE PLAN DESIGNATION:** SINGLE-FAMILY URBAN

**CONSISTENT WITH COMPREHENSIVE PLAN: YES** 

**APPLICABLE DEVELOPMENT REGULATIONS: REDMOND MUNICIPAL** 

CODE & ZONING CODE

#### **IMPORTANT DATES**

**APPLICATION & COMPLETENESS DATE:** SEPTEMBER 5, 2013

PUBLIC HEARING DATE & TIME: DECEMBER 2, 2013, 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: NOVEMBER 8, 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 (INSERT HEARING DATE), 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, 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.

