



Notice of Application Certification of Public Notice

CITY OF REDMOND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Notice of Application for Ellsworth Geologic Hazard Area Alteration File number: LAND-2013-01665 was sent to the Applicant and to the attached mailing list copy, by first class mail, on or before April 25, 2014.

Name: Gloria Meerscheidt

Date: April 25, 2014

CERTIFICATE OF POSTING

I, the undersigned, certify that on April 25, 2014, I posted copies of the attached Notice of Application at:

- 2 Location(s) on or near the site
- 1 City Hall
- 1 Library

Name: Thara Johnson

Date: April 25, 2014

ATTACHMENT 9

LAND201301665-TJ
ANDERSON MARY F
15516 105TH AVE NE
BOTHHELL, WA 98011

LAND201301665-TJ
BONEWITS MICHAEL
410 7TH AVE
KIRKLAND, WA 98033

LAND201301665-TJ
BONEWITS MICHAEL
PO BOX 931
KIRKLAND, WA 98083

LAND201301665-TJ
BOYLAN CHRISTOPHER JOSEPH+J
13443 NE 100TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
BURNSTEAD CONSTRUCTION LLC
11980 NE 24TH ST STE 200
BELLEVUE, WA 98005

LAND201301665-TJ
CAIRNS GEOFFREY I+SANDRA J
13338 NE 97TH ST
REDMOND, WA 98052

LAND201301665-TJ
Current Resident
9720 132ND AVE NE
KIRKLAND, WA 98033

LAND201301665-TJ
Current Resident
0 No Address
KIRKLAND, WA 98033

LAND201301665-TJ
Current Resident
13405 NE 100TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
Current Resident
9738 132ND AVE NE
KIRKLAND, WA 98033

LAND201301665-TJ
Current Resident
9810 132ND AVE NE
KIRKLAND, WA 98033

LAND201301665-TJ
Current Resident
9822 132ND AVE NE
KIRKLAND, WA 98033

LAND201301665-TJ
Current Resident
13221 NE 100TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
Current Resident
13231 NE 100TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
Current Resident
13239 NE 100TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
Current Resident
13241 NE 100TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
Current Resident
13441 NE 100TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
Current Resident
10032 134TH AVE NE
KIRKLAND, WA 98033

LAND201301665-TJ
Current Resident
13404 NE 100TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
Current Resident
13418 NE 100TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
Current Resident
13450 NE 100TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
Current Resident
10033 136TH AVE NE
KIRKLAND, WA 98033

LAND201301665-TJ
Current Resident
13232 NE 97TH ST
REDMOND, WA 98052

LAND201301665-TJ
Current Resident
13416 NE 97TH ST
REDMOND, WA 98052

LAND201301665-TJ
Current Resident
13216 NE 100TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
DEPOY JAMES J+CAROL BETH
9704 132ND AVE NE
KIRKLAND, WA 98033

LAND201301665-TJ
DIME LARRY+PAULA
13420 NE 97TH ST
REDMOND, WA 98052

LAND201301665-TJ
DOUGAN STEVEN P JR
13455 NE 100TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
ELLSWORTH THOMAS A+MELISSA
305 289TH PL NE
CARNATION, WA 98014

LAND201301665-TJ
FANNING MICHAEL + DENISE
13424 NE 97TH ST
REDMOND, WA 98052

ATTACHMENT 9

LAND201301665-TJ
GANGULA PRATHAP+LEYLA Z MIR
13238 NE 97TH ST
REDMOND, WA 98052

LAND201301665-TJ
GERMEAUX RON R+SHELLEY
13340 NE 97TH ST
REDMOND, WA 98052

LAND201301665-TJ
HONIG ANDREW+MOLLYKELLEHER
13422 NE 97TH ST
REDMOND, WA 98052

LAND201301665-TJ
JOSEPH KRISTINE LYNNE
13410 NE 100TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
KING DAVID D
10020 134TH AVE NE
KIRKLAND, WA 98033

LAND201301665-TJ
KOHNER CHRISTOPHER J+GREMO
13328 NE 97TH ST
REDMOND, WA 98052

LAND201301665-TJ
LAKE ROBERT
13444 NE 100TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
LANGFORD WILLIAM J
13437 NE 100TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
LANGOUT MICHAEL F+MOLLIE L
13326 NE 97TH ST
REDMOND, WA 98052

LAND201301665-TJ
LANKEROVICH IZABELLA
13236 NE 97TH ST
REDMOND, WA 98052

LAND201301665-TJ
LUBER PAUL BRANDON
13330 NE 97TH ST
REDMOND, WA 98052

LAND201301665-TJ
MARTIN KELLY W+LANELLE L CA
13418 NE 97TH ST
REDMOND, WA 98052

LAND201301665-TJ
MATHEWSON JACQUELINE
13605 NE 97TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
MCGRUDER TIMOTHY P
PO BOX 370
KIRKLAND, WA 98083

LAND201301665-TJ
MCNEILLY MARK R+MEAGAN A
13428 NE 97TH ST
REDMOND, WA 98052

LAND201301665-TJ
MEYERS MAX J+SHELLY R
13426 NE 100TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
MORROW ALAN L
9730 132ND AVE NE
KIRKLAND, WA 98033

LAND201301665-TJ
MUSNICK DAVID J
13322 NE 97TH ST
REDMOND, WA 98052

LAND201301665-TJ
OGDEN FARMS LLC
15 LAKE BELLEVUE DR #102
BELLEVUE, WA 98005

LAND201301665-TJ
OSTROSKY DOUGLAS J
13426 NE 97TH ST
REDMOND, WA 98052

LAND201301665-TJ
PAXHIA PAUL T
PO BOX 2788
REDMOND, WA 98073

LAND201301665-TJ
PERRY RALPH C
PO BOX 1383
KINGSTON, WA 98346

LAND201301665-TJ
RCC
13332 NE 97TH ST
REDMOND, WA 98033

LAND201301665-TJ
RIVARD JAMES R
534 32ND AVE S
SEATTLE, WA 98144

LAND201301665-TJ
ROWAN TREE CHURCH
9724 132ND AVE NE
KIRKLAND, WA 98013

LAND201301665-TJ
RUBENS GARY
17116 159TH AVE NE
WOODINVILLE, WA 98072

LAND201301665-TJ
SCHWINDT CAROL J
9714 132ND AVE NE
KIRKLAND, WA 98033

LAND201301665-TJ
SEUBERT HOLLY L
13456 NE 100TH ST
KIRKLAND, WA 98033

LAND201301665-TJ
SHORT THOMAS JR+ANDREA
540 8TH AVE
KIRKLAND, WA 98033

LAND201301665-TJ
ST GEORGES COPTIC ORTH CHUR
PO BOX 876
KIRKLAND, WA 98083

ATTACHMENT 9

LAND201301665-TJ
STEINER MARILYN K
13239 NE 100TH
KIRKLAND, WA 98033

LAND201301665-TJ
STILLWELL RICHARD J
9744 132ND AVE NE
KIRKLAND, WA 98033

LAND201301665-TJ
STUMPF DAN RYAN
10039 136TH AVE NE
KIRKLAND, WA 98033

LAND201301665-TJ
SWANSON JEFFREY A
13418 NE 100TH
KIRKLAND, WA 98033

LAND201301665-TJ
VALLAS ANDREW J+SARA E
13336 NE 97TH ST
REDMOND, WA 98033

LAND201301665-TJ
WARDWELL THOMAS J+JUDY L
13231 NE 100TH
KIRKLAND, WA 98033

LAND201301665-TJ
ZONNEFELD ROGER
13405 NE 100TH
KIRKLAND, WA 98033



Date: April 25, 2014

SUBJECT: Ellsworth Geologic Hazard Area Alteration

Dear City of Redmond Property Owner:

The City of Redmond has received an application to develop land that is within 500' of your property. Since the proposal is close to your property and the proposal might affect you, your property, or your neighborhood, the City is sending you this letter and the enclosed materials for you to review. With this letter, you will find the following:

- 1. A vicinity map showing the proposal's location.
- 2. A public notice describing the proposal, and the methods and deadlines for you to provide comments to City staff.
- 3. A preliminary site layout illustrating the proposal's design.
- 4. A process flow chart illustrating where, when, and how you can submit comments.
- 5. A preliminary tree preservation plan (only if tree removal is proposed).

The City invites you to comment on this proposal. You may submit your written comments to the City (see the enclosed public notice for contact information). Comments may be mailed, e-mailed, or faxed. If you wish to be informed of future actions or would like to become a party of record on this proposal you must provide your name and mailing address to the project planner.

You should feel free to share this with neighbors. Some neighbors may not have received this packet. People not receiving notices are often those neighbors who recently purchased their property or whose property is over 500' from the proposal. Although not officially notified, these neighbors may provide comments also. To receive future notices, they may also request to be a "party of record". To become a party of record an interested person should call, write, or e-mail the contact person, and request to be a party of record.

The City of Redmond looks forward to receiving your comments or answering your questions. Finally, on behalf of the City, I thank you for your interest and participation in your community, the City of Redmond.

Sincerely,

A handwritten signature in black ink that reads "Robert G. Odle".

Robert G. Odle
Director of Planning and Community Development



City of Redmond Notice of Application

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

Project Information

Application Type: Alteration of Geologic Hazard Areas

Project Name: Ellsworth Geologic Hazard Area Alteration

File Number: LAND-2013-01665

Project Description: Applicant proposed to construct a sewer line within a steep slope buffer area on parcel -0325059081

Project Location: Ne 100th Street and 134th Avenue NE

Site Address, If Applicable:

Size of Subject Area in Acres: 2.62 Sq.Ft. 0

Applicant: Tom Ellsworth

Process Type: III (see attached flow chart)

A Public Hearing is required, however a date has yet to be determined. A Public Hearing notice will be sent in the future.

Required Permits, not a part of this application:

Public Works Permits

Required Studies:

Geologic Hazard Report, Stormwater Report, Stream Reconnaissance Report, 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

Important Dates

Application & Completeness Date: February 12, 2014

Notice of Application Date: April 25, 2014

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to May 16, 2014. If date ends on a weekend or holiday comments are due on the next business day.

Regulatory Information

Zoning: Residential Innovative Zone

Comprehensive Plan Designation: Single-Family Constrained

Consistent with Comprehensive Plan: Yes

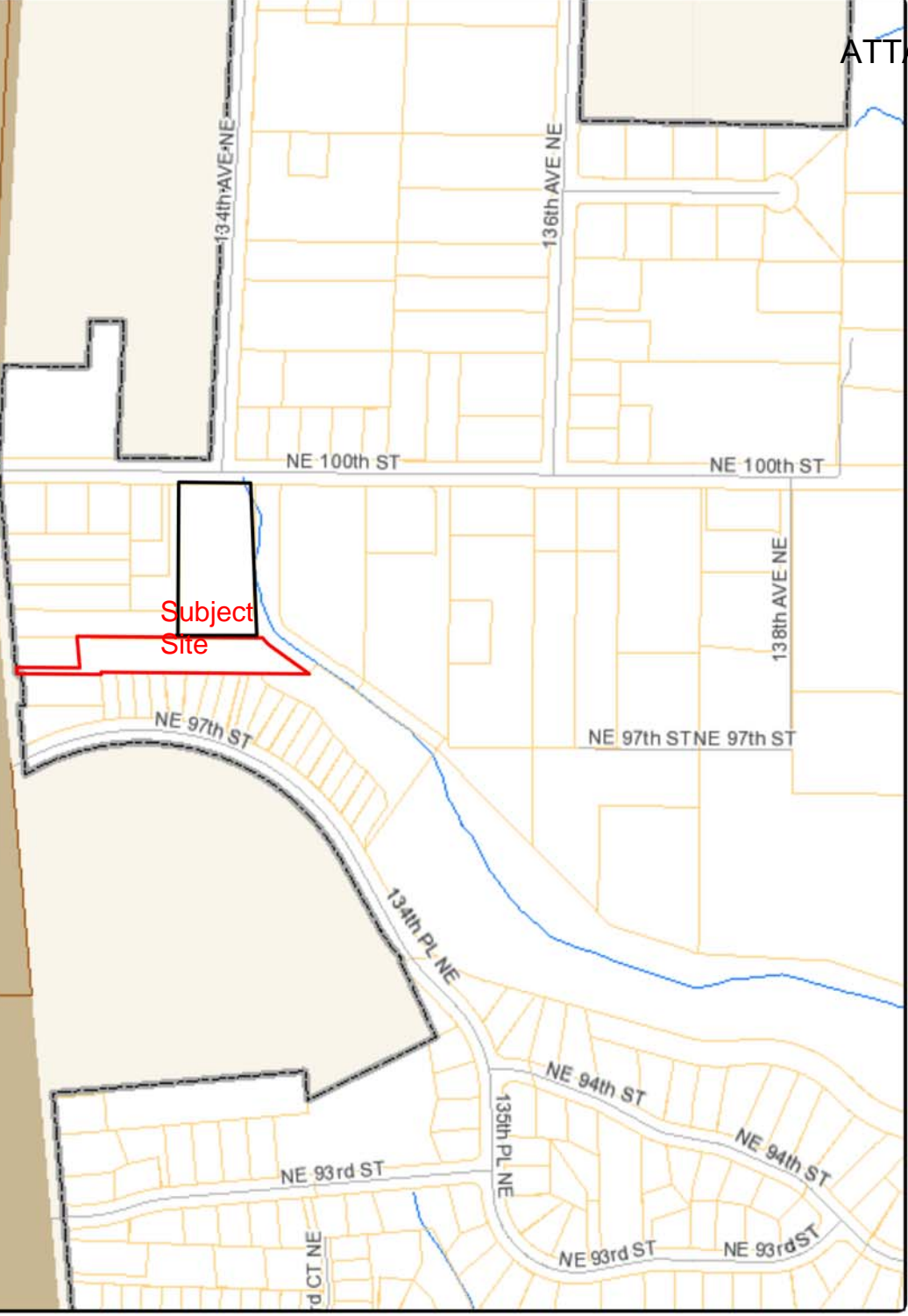
Applicable Development Regulations: Redmond Municipal Code & Zoning Code

Public Comment

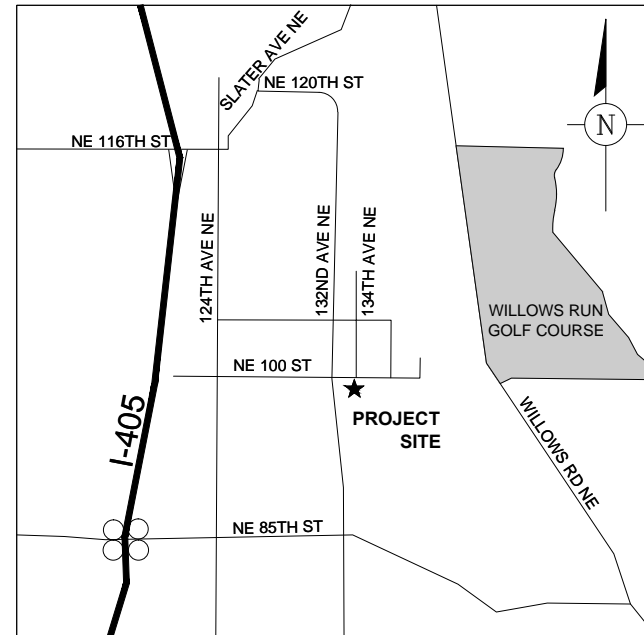
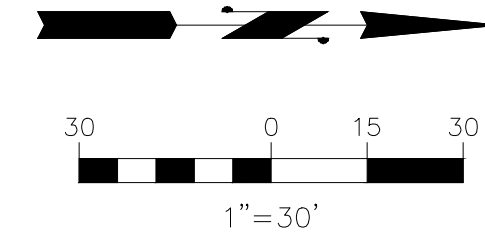
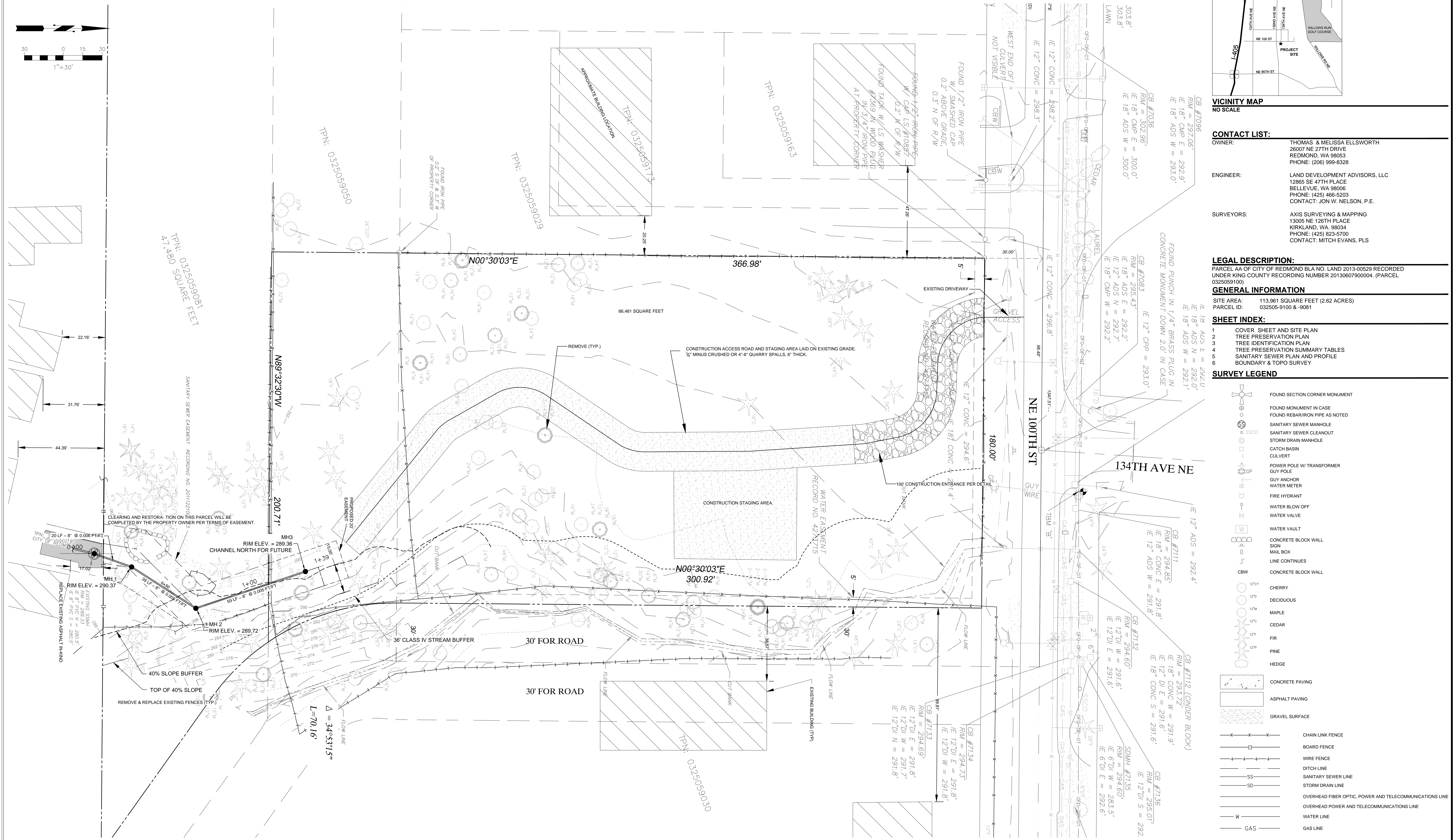
Although comments are accepted up until close of public hearing, submittal of comments during the comment period required in the RZC will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible. The Technical Committee shall not issue a recommendation until the end of the minimum comment period. In addition, persons who want to be informed of future actions or would like to become a party of record on this proposal must provide their name and mailing address to the project planner. 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. The final decision on this proposal may be appealed according to the City appeal provision specified in RZC Chapter 21.76, Review Procedures.



Scale : 1" = 400'



This plan is suitable for
general information only.



VICINITY MAP
NO SCALE

CONTACT LIST:

OWNER: THOMAS & MELISSA ELLSWORTH
2807 NE 27TH DRIVE
REDMOND, WA 98053
PHONE: (206) 999-8328

ENGINEER: LAND DEVELOPMENT ADVISORS, LLC
12865 SE 47TH PLACE
BELLEVUE, WA 98006
PHONE: (425) 466-5203
CONTACT: JON W. NELSON, P.E.

SURVEYORS: AXIS SURVEYING & MAPPING
13005 NE 126TH PLACE
KIRKLAND, WA 98034
PHONE: (425) 823-5700
CONTACT: MITCH EVANS, PLS

LEGAL DESCRIPTION:

PARCEL AA OF CITY OF REDMOND BLA NO. LAND 2013-00529 RECORDED UNDER KING COUNTY RECORDING NUMBER 20130607900004. (PARCEL 0325059100)

GENERAL INFORMATION

SITE AREA: 113,961 SQUARE FEET (2.62 ACRES)
PARCEL ID: 032505-9100 & -9081

SHEET INDEX:

- 1 COVER SHEET AND SITE PLAN
- 2 TREE PRESERVATION PLAN
- 3 TREE IDENTIFICATION PLAN
- 4 TREE PRESERVATION SUMMARY TABLES
- 5 SANITARY SEWER PLAN AND PROFILE
- 6 BOUNDARY & TOPO SURVEY

SURVEY LEGEND

- FOUND SECTION CORNER MONUMENT
- FOUND MONUMENT IN CASE OF FOUND REBAR/IRON PIPE AS NOTED
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- CATCH BASIN
- CULVERT
- POWER POLE W/ TRANSFORMER
- GUY POLE
- GUY ANCHOR
- WATER METER
- FIRE HYDRANT
- WATER BLOW OFF
- WATER VALVE
- WATER VAULT
- CONCRETE BLOCK WALL
- SIGN
- MAIL BOX
- LINE CONTINUITIES
- CONCRETE BLOCK WALL
- CHERRY
- DECIDUOUS
- MAPLE
- CEDAR
- FIR
- PINE
- HEDGE
- CONCRETE PAVING
- ASPHALT PAVING
- GRAVEL SURFACE
- CHAIN LINK FENCE
- BOARD FENCE
- WIRE FENCE
- DITCH LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD FIBER OPTIC, POWER AND TELECOMMUNICATIONS LINE
- OVERHEAD POWER AND TELECOMMUNICATIONS LINE
- WATER LINE
- GAS LINE

NO.	DATE	REVISION

DESIGN GROUP	JON W. NELSON, P.E.
PROJECT MANAGER	JAWN
DESIGNED	JAWN
CHECKED	JAWN
DATE	SEPTEMBER 2013
FILE NAME	SPL_ELLS001

WASHINGTON

COVER SHEET AND SITE PLAN

TOM ELLSWORTH

ELLSWORTH PROPERTY

134XX NE 100TH STREET

CITY OF REDMOND

DA Planning, Engineering, Project Management
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203



STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER **ELLS-001**

SHEET NUMBER **1 of 6**

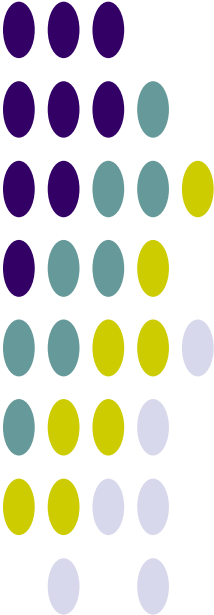
Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID.MT.ND.OR.WA)

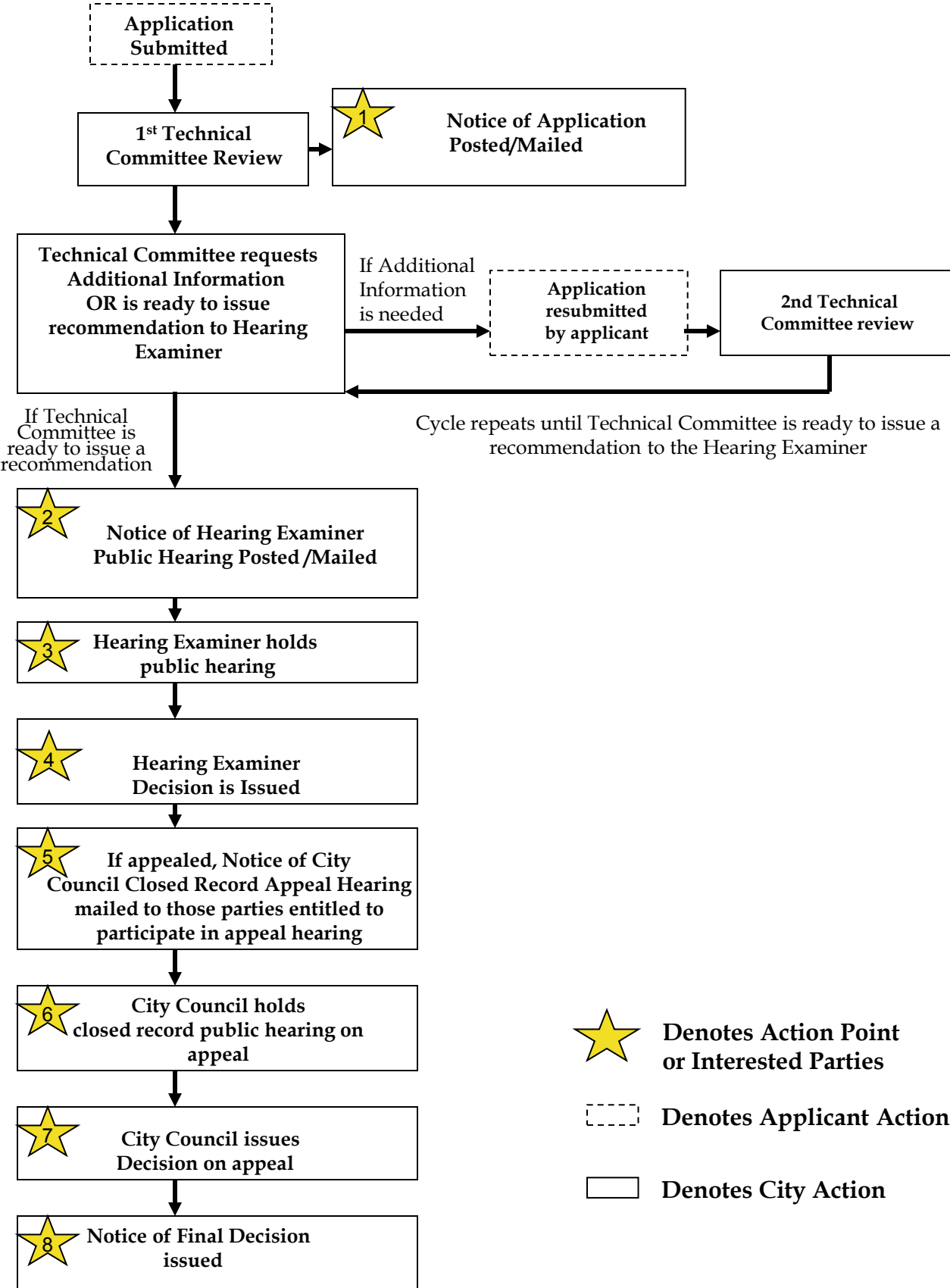
CAUTION:
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUDING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION.

SURVEY NOTE:
EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN REPRODUCED IN PART, BASED ON INFORMATION PROVIDED BY OTHERS. WHILE THE INFORMATION IS BELIEVED TO BE RELIABLE, LAND DEVELOPMENT ADVISORS, CANNOT ENSURE THE ACCURACY AND THEY ARE NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

Process Flow Chart for: Critical Areas Exception for Streets and/or Utilities

Critical Areas Exception for Streets and/or Utilities follows the Type III process which requires a public hearing before the Hearing Examiner. The Hearing Examiner is the final decision maker.







Notes on Participation Points 1-8

#1- Notice of Application (completed within 14 days of application):

Sent to: Applicant, property owners and residents within 500 feet

Posted: On site, City Hall, Library, Internet.

Who May Participate? Any interested party may submit comments prior to or at hearing to establish themselves as Party of Record. You must become a Party of Record to reserve right to request reconsideration or appeal the Hearing Examiner's Decision Although comments are accepted up until close of public hearing, submittal of comments during the 21 day comment period is encouraged to allow staff and/or the applicant to incorporate changes as early in the design process as possible.

#2-Notice of Public Hearing (sent 21 days in advance of hearing):

Sent to: Applicant, property owners/residents within 500 feet and any Parties of Record

Posted: On site (large white sign), City Hall, Library, Internet, published in paper.

Who May Participate? Any person may participate. Any person who has already submitted comments up until this point are established as a Party of Record and are considered participants of the hearing. Others who have not submitted comments, must submit comments prior to or at hearing in order to establish themselves as a Party of Record. Only Parties of Record have the right to request reconsideration or appeal the Hearing Examiner's decision

#3-Public Hearing:

Who May Participate? Any person may participate and establish themselves as a Party of Record by submitting written comments prior to hearing, submitting written comments at hearing or making oral comments at hearing. Interested parties must have submitted comments prior to or at hearing in order to establish themselves as a Party of Record and reserve their right to request reconsideration or appeal the Hearing Examiner's decision.

#4-Hearing Examiner Decision is issued:

When: The Decision is issued within 14 days after hearing

Who receives the decision? Applicant and Parties of Record.

Who can request reconsideration or appeal? Parties of record may request reconsideration or appeal within 10 business days

What if a Party of Record requests reconsideration? The Hearing Examiner, shall, within 14 days either deny the request, issue a revised decision, or call for an additional public hearing. A final decision will be sent to all Parties of Record. This final decision may be appealed to the City Council.

#5-Notice of City Council Closed Record Appeal Hearing:

Sent to: Applicant and Appellant or their representatives

When Mailed: A minimum of 14 days prior to hearing

#6-City Council Closed Record Appeal Hearing:

Who May Participate? The applicant, the appellant, the applicable department director, or representatives of these parties.

#7-City Council Makes Decision on Appeal:

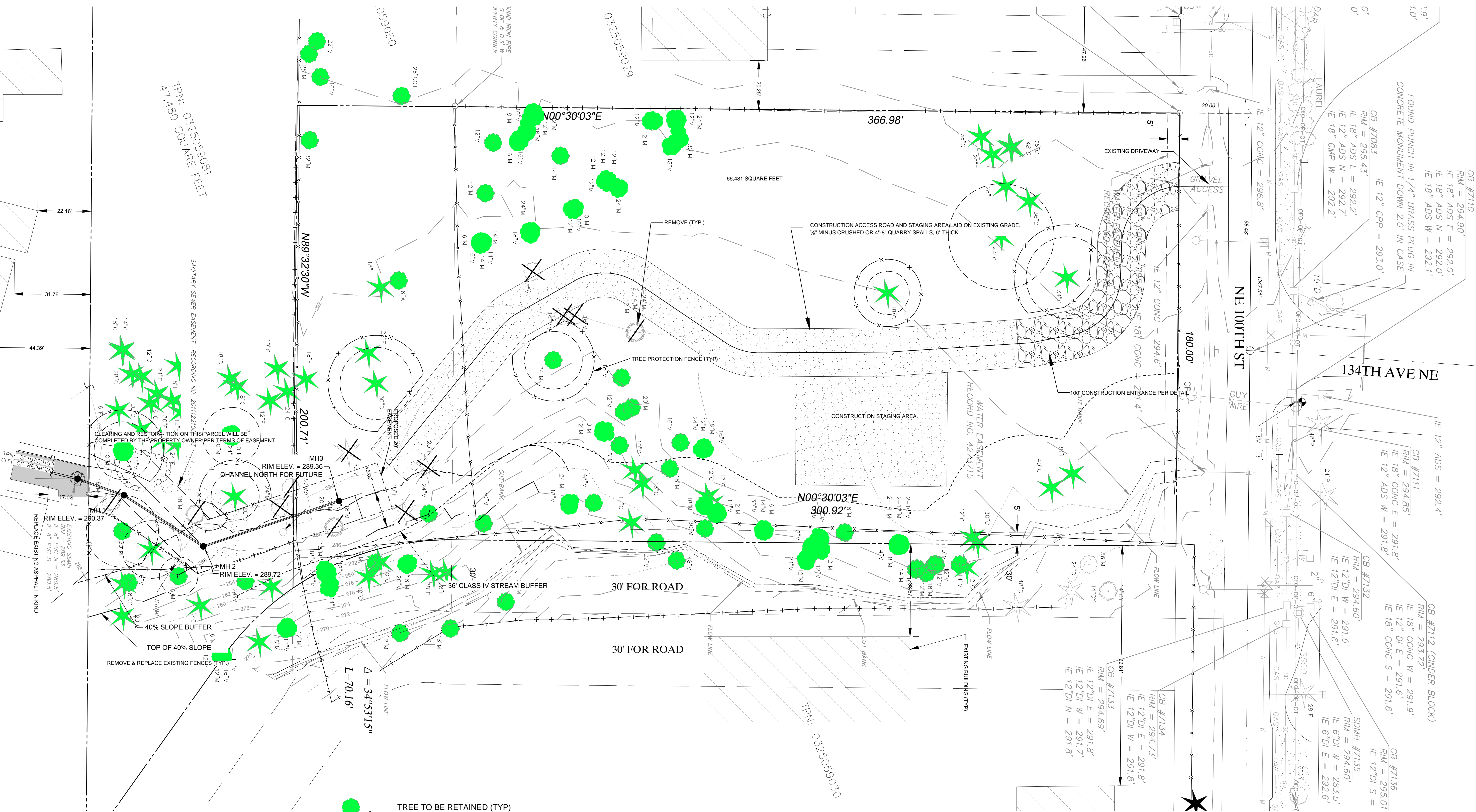
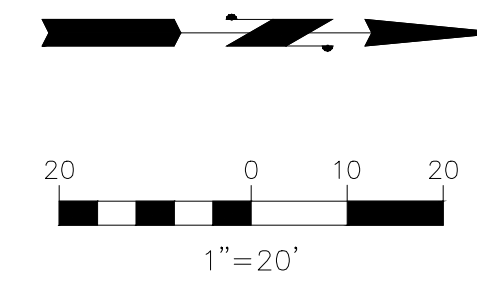
When? The Council typically takes action on the appeal the same night as the closed record appeal hearing.

Can the Council Decision be appealed? Yes, the decision of the City Council may be appealed to Superior Court after the Notice of Decision has been issued

#8-Notice of Final Decision (typically sent within 14 days of City Council action):

Sent to: Applicant and those who participated in the closed record appeal hearing

Appeal Provision: The final decision is appealable to King County Superior Court within 21 days from issuance of Notice. To have standing to appeal, one must meet the criteria under the Land Use Petition Act (L.U.P.A.).



- 14" M TREE TO BE RETAINED (TYP)
- 12" M SIGNIFICANT TREE TO BE REMOVED (TYP)
- 12" M NON-SIGNIFICANT TREE TO BE REMOVED (TYP)
- 12" M IMPACTED TREE WITH DRIPLINE AND 5' OFFSET (TYP)

LEGEND

- 12" CY CHERRY
- 12" D DECIDUOUS
- 12" M MAPLE
- 12" C CEDAR
- 12" F FIR
- 12" P PINE
- 12" H HEDGE

Proposed Action and Brief Description

Tree Type	Removal	Impacted	Retained	Total
Landmark (>30" dbh)	0	3	11	11
% of All Trees	0%	4%	16%	16%
Significant (6"-30")	7	6	49	56
% of Significant Trees	12%	10%	87%	84%
Totals	7	10	60	67
% of All Trees	10%	15%	90%	
Replacement Trees	7			7

NOTE: TREE REPLACEMENT WILL BE THROUGH PAYMENT TO THE FEE IN LIEU PROGRAM.

NO.	DATE	REVISION
1	09/11/13	ADD BINARY FILE
2	09/11/13	ADD BINARY FILE
3	09/11/13	ADD BINARY FILE
4	09/11/13	ADD BINARY FILE
5	09/11/13	ADD BINARY FILE
6	09/11/13	ADD BINARY FILE
7	09/11/13	ADD BINARY FILE
8	09/11/13	ADD BINARY FILE
9	09/11/13	ADD BINARY FILE
10	09/11/13	ADD BINARY FILE

DESIGN GROUP	JOM W. NELSON, P.E.
PROJECT NUMBER	
DESIGNED	JWM
CHECKED	JWM
DATE	SEPTEMBER 2013
TREP ELLS001	
PREP TIME	

TREE PRESERVATION PLAN

TOM ELLSWORTH PROPERTY
 134XX NE 100TH STREET

CITY OF REDMOND WASHINGTON

DA Planning, Engineering, Project Management
 12865 SE 47th Place
 Bellevue, WA 98006
 425-466-5203

