

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

Benjamin Estates File number: LAND-2014-00814 was sent to the Applicant and to the attached

mailing list copy, by first class mail, on or before February 18, 2014.

Name: Gloria Meerscheidt

Date: February 18, 2014

CERTIFICATE OF POSTING

I, the undersigned, certify that on <u>February 18, 2014</u>, 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: February 18, 2014

O:\Gloria M \Job Procedures\Public Notices\Certificate of Posting and Newspaper Posting\Notice of Application

LAND 2013-00814 CURRENT RESIDENT 13437 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13615 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 9717 138TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13645 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13450 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 10039 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 10205 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 10030 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13640 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13616 NE 100TH ST KIRKLAND, WA 98033 LAND 2013-00814 CURRENT RESIDENT 9809 138TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13455 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13625 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13441 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13444 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 10045 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 10032 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 10020 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 10012 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 10048 138TH AVE NE KIRKLAND, WA 98033 **ATTACHMENT 6**

LAND 2013-00814 CURRENT RESIDENT 13443 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13711 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13605 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13456 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 10033 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 10125 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 10042 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 10028 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13604 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 10024 138TH AVE NE KIRKLAND, WA 98033 LAND 2013-00814 CURRENT RESIDENT 10010 138TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13631 NE 102ND ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13655 NE 102ND ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13626 NE 102ND ST KIRKLAND, WA 98033 LAND 2013-00814 CURRENT RESIDENT 10052 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13641 NE 102ND ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13650 NE 102ND ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13616 NE 102ND ST KIRKLAND, WA 98033 **ATTACHMENT 6**

LAND 2013-00814 CURRENT RESIDENT 13617 NE 102ND ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13651 NE 102ND ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 13636 NE 102ND ST KIRKLAND, WA 98033

LAND 2013-00814 CURRENT RESIDENT 10224 136TH AVE NE KIRKLAND, WA 98033 LAND 2013-00814 BARNES JOHN R+KIRSTEN S 13418 NE 108TH ST REDMOND, WA 98052

LAND 2013-00814 BERG-SMITH JOELLEN J 21529 SR 9 SE WOODINVILLE, WA 98072

LAND 2013-00814 BRISON JUDITH A 13651 NE 102ND KIRKLAND, WA 98033

LAND 2013-00814 CESARONE EDWARD A 13645 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 DOUGAN STEVEN P JR 13455 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 FACKRELL ALMON+TIFFANY 17410 113TH AVE NE BOTHELL, WA 98011

LAND 2013-00814 GARBARINO FRANK+PEGGY 10030 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 HANNA GREGORIANN 10205 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 HULL RAYMOND G 10224 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 LANDRICH HOLDINGS L L C 4822 131ST LN SE BELLEVUE, WA 98006 LAND 2013-00814 BENJAMIN JEANE M 13640 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 BODIEN DANFORTH G 10048 138TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 BURGESS GENTRY R+ELAINE C 10052 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 COHEN SHELLY LYNN 13615 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 ECHOLS KATHERINE M 13616 NE 102ND ST KIRKLAND, WA 98033

LAND 2013-00814 FLOWERS STEVEN N & KAY A 10028 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 GARDNER JOSEPH RUPERT 13626 NE 102ND AVE KIRKLAND, WA 98033

LAND 2013-00814 HILL JOANN+RICHARD M 13625 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 JOHNSTON MARK R+MICHELLE L 13636 NE 102ND ST KIRKLAND, WA 98033

LAND 2013-00814 LANG ANGELA M 13641 NE 102ND ST KIRKLAND, WA 98033 **ATTACHMENT 6**

LAND 2013-00814 BENJAMIN JEANE M 13604 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 BOYLAN CHRISTOPHER JOSEPH+J 13443 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 BURGESS TROY 10012 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 D'AMATO LEONARD PAUL+DORCAS 10045 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 EVANS COMPANY THE 1457 130TH AVE NE BELLEVUE, WA 98005

LAND 2013-00814 FOWLER GARY M 13650 NE 102ND ST KIRKLAND, WA 98033

LAND 2013-00814 GHODRATI PARISA 10125 136TH AVE NE KIRKLAND, WA 98033

LAND 2013-00814 HOWE DOUGLAS+DEBRA 13617 NE 102ND ST KIRKLAND, WA 98033

LAND 2013-00814 LAKE ROBERT 13444 NE 100TH ST KIRKLAND, WA 98033

LAND 2013-00814 LANGFORD WILLIAM J 13437 NE 100TH ST KIRKLAND, WA 98033

ATTACHMENT 6 2/18/2014, 3:41 PM

Parties of Record

First Name	Last Name	Project/Planner	Street Mailing	City Mailing	State	Zip	Phone	E-mail	Notes
Robert	Jaeger	TJ	Interlake Sporting Association, PO Box 203	Kirkland	WA	98083-2035	206-781-3227		
Shelly	Cohen	TJ	1615 NE 100th Street	Kirkland	WA	98033	206-276-6337		
Linda	Schneider	TJ	10010 138th Avenue NE	Kirkland	WA	98033	425-822-5907		
Grant	Schneider	TJ	10010 138th Avenue NE	Kirkland	WA	98033	425-822-5908		
Tom	Matthew	TJ	13219 NE 108th Street	Kirkland	WA	98033	425-822-0830		
Robert	Fitzmaurice	TJ	15 Lake Bellevue Drive, Suite 102	Bellevue	WA	98005	425-869-1300		
Susan	Dorroh	TJ	10032 136th Avenue NE	Kirkland	WA	98033	425-893-8347		
Walter	Poupore	TJ	10032 136th Avenue NE	Kirkland	WA	98033	425-893-8347		
Dan	Bodien	TJ	13443 NE 100th Street	Kirkland	WA	98033	425-828-0170		
Rose	Bodien	TJ	13443 NE 100th Street	Kirkland	WA	98033	425-828-0170		
Craig	Sears	TJ	15 Lake Bellevue Drive, Suite 102	Bellevue	WA	98005	425-869-1300		
Cindy	Sheehan	TJ	10024 138th Avenue NE	Kirkland	WA	98033	425-827-1877		
Greg	Sheehan	TJ	10024 138th Avenue NE	Kirkland	WA	98033	425-827-1877		
Frank	Garbarino	TJ	10030 136th Avenue NE	Kirkland	WA	98033	425-827-0208		
Peggy	Garbarino	TJ	10030 136th Avenue NE	Kirkland	WA	98033	425-827-0208		
Glenn	Stinson	TJ	12318 101st Ct NE	Kirkland	WA	98034	425-681-1108		
Steve	Flowers	TJ	10028 136th Avenue NE	Kirkland	WA	98033	206-369-4521		
Kay	Flowers	TJ	10028 136th Avenue NE	Kirkland	WA	98033	206-369-4521		
Juanita	Caspell	TJ	13645 NE 100th Street	Kirkland	WA	98033	425-503-5322		
Edward	Cesarone	TJ	13645 NE 100th Street	Kirkland	WA	98033	425-503-5322		
Rick	Westman	TJ	13655 NE 102nd Street	Kirkland	WA	98033	425-828-4889		
Troy	Burgess	TJ	10052 136th Avenue NE	Kirkland	WA	98033	206-890-1699		
Beth	Burgess	TJ	10052 136th Avenue NE	Kirkland	WA	98033	206-890-1699		

LAND-2013-00814 Benjamin Estates Parties of Record These addresses are not already part of the regular mailing distribution list. Trying to avoid sending duplicates.

Robert Jaeger Interlake Sporting Assoc. PO Box 203 Kirkland, WA 98083-2035

Tom Matthew 13219 NE 108th Street Kirkland, WA 98033

Robert Fitzmaurice 15 Lake Bellevue Drive, Ste. 102 Bellevue, WA 98005

Craig Sears 15 Lake Bellevue Drive, Ste. 102 Bellevue, WA 98005

Glenn Stinson 12318 – 101st Ct NE Kirkland, WA 98034

Applicant

Kevin O'Brien Benjamin 13 LLC 15 Lake Bellevue Drive, Ste. 102 Bellevue, WA 98005



Date: February 18, 2014

SUBJECT: Benjamin Estates

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).

<u>The City invites you to comment on this proposal</u>. 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.

<u>You should feel free to share this with neighbors</u>. 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,

Kabert & Olle

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: Land Division Subdivision

Project Name: Benjamin Estates

File Number: LAND-2013-00814

Project Description: 14 lot single family subdivision with associated site and utility improvements

Project Location: NE 100th and 136th Avenue NE

Site Address, If Applicable: 13640 NE 100TH ST

Size of Subject Area in Acres: 2.66 Sq.Ft. 0

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Applicant: Craig Sears

Process Type:

(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: Building Permits, Fire Permits, Public Works Permits

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

Important Dates

Application & Completeness Date: January 30, 2014

Notice of Application Date: February 18, 2014

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to <u>March 11, 2014</u>. If date ends on a weekend or holiday comments are due on the next business day.

Regulatory Information

Zoning: Residential

Comprehensive Plan Designation: Single-Family Constrained

Consistent with Comprehensive Plan: Yes

Applicable Development Regulations: Redmond Municipal Code & Zoning Code

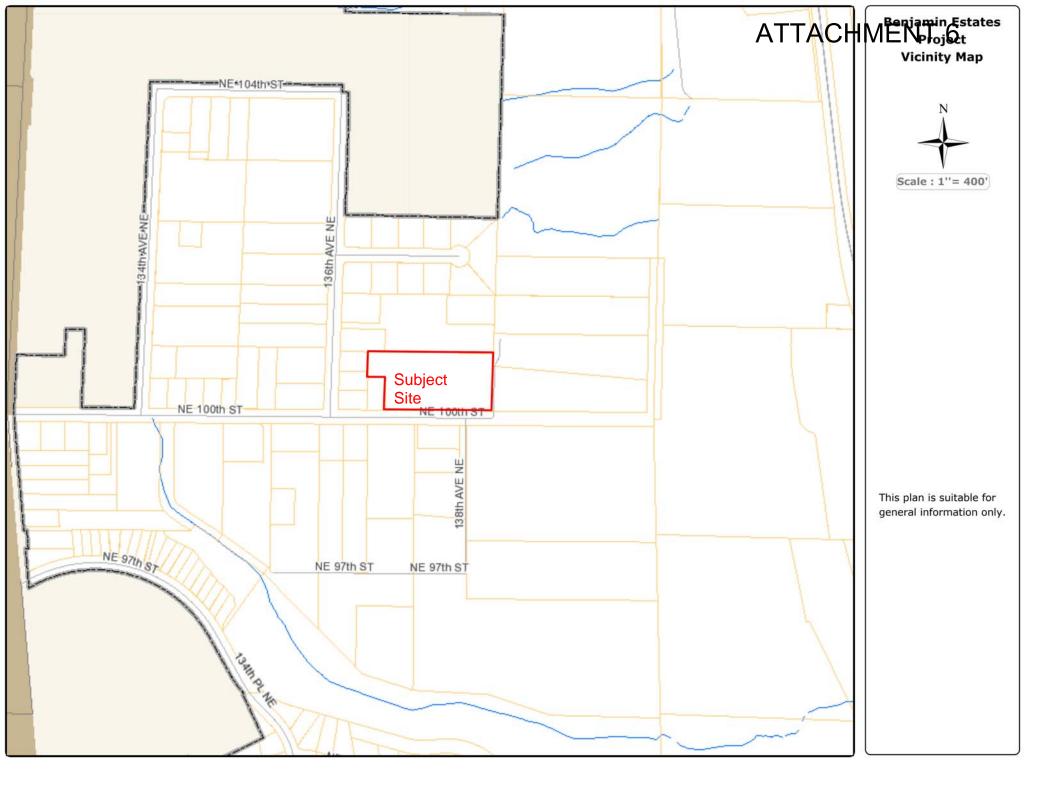
Public Comment

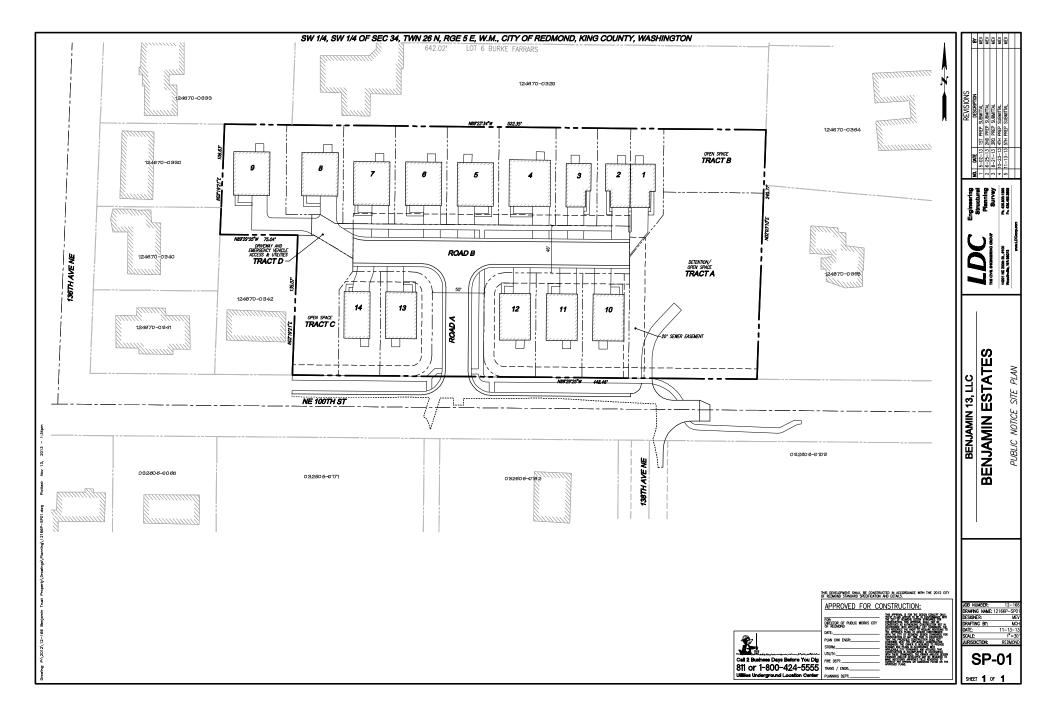
Although comments are accepted up until close of public hearing, submittal of comments during the comment period required in the RZC will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible. The Technical 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.

Public Comment Form

Project Name: Benjamin Estates		File	Number: LAND-2013-00814
Contact Information			
Name:	Phone:		Email:
Address:		State:	Zip Code:
<u>Comments</u> (Attach additional sheets if necessary)			

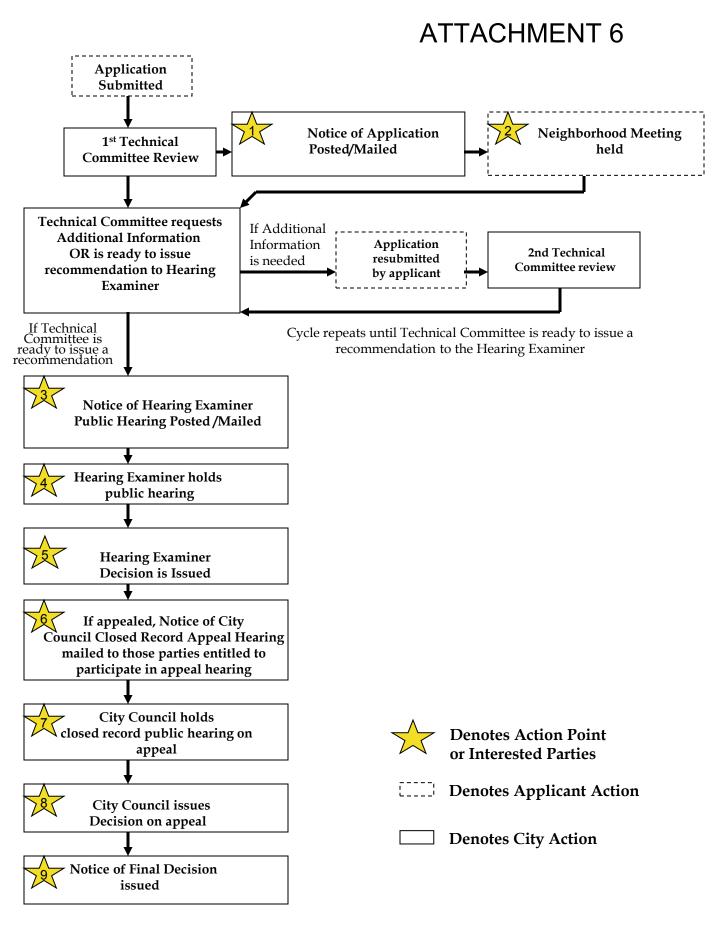






Process Flow Chart for: Preliminary Plat Applications

Preliminary Plats follow the Type III process which requires a public hearing before the Hearing Examiner. The Hearing Examiner is the final decision maker.





#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-Neighborhood Meeting (notice sent 21 days in advance of meeting):

Sent to: Applicant, property owners and residents within 500 feet, as well as Parties of Record. Posted: On site, City Hall, Library

Who May Participate? Any interested party may participate. Those who participate establish themselves as a Party of Record, but meeting attendance is not required to become a Party of Record if comments are submitted prior to or at public hearing.

#3-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

#4-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.

#5-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 <u>or appeal</u> 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 on the Preliminary Plat will be sent to all Parties of Record. This final decision on the Plat may be appealed to the City Council.

#6-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

#7-City Council Closed Record Appeal Hearing:

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

#8-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

#9-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.).

