

T H E F O L L O W I N G P A G E S A R E

Exhibit 5

Includes the Following 5 Parts

Cover and Introduction

To Discussion of Flawed Public Notice

(2 pages)

Attachment A

Sustainable Redmond Testimony

Extract from Public Hearing Testimony (2 pages)

Attachment B

Emails Regarding Open Space

Two Emails from the City (3 pages)

Attachment C

Notice of Neighborhood Meeting

Developer Notice of Neighborhood Meeting Provided
As Mailed and As Received, Including Mailing Envelope
(3 pages)

Attachment D

Kim Yates Affidavit

Discussion of Information Provided and Not Provided
to Neighbors *(Previously Listed as Exhibit 6A)* (1 page)

Attachment E

Notice of Application of Development

June 11, 2015 City Packet Sent to Neighbors Provided As
Mailed and As Received on June 16, 2015

T H E F O L L O W I N G P A G E S A R E

Exhibit 5

Cover & Introduction

Introduction to Flawed Public Notice Discussion

2 Pages FOLLOW

COVER & INTRO CONTENTS: Explanation of concerns
with reference to relevant regulations and code

Exhibit 5

Flawed Public Notices in Redmond

ERROR #4 – PUBLIC NOTICE WAS INCOMPLETE AND FAILED TO DISCLOSE TREE REMOVAL PLAN

ERROR - Mailed notice was incomplete and did not contain the tree preservation plan which was only provided in the discovery process after the City Notice of Decision.

Summary – The Appellant states that the mailed notice to property owners within a 500 foot radius of the Nouri Short Plat was incomplete, illegible and did not contain the tree preservation plan as required by RZC 21. 76. 080 B. 3.a among other flaws noted below:

21.76.080 NOTICES (*as excerpted*)

A. Purpose. The purpose of this chapter is to *maximize public input into the development process by providing for broad public notice of development applications, meetings, hearings, and decisions.* (*Emphasis added.*)

Whether “maximized public input into the development process” is being afforded to Redmond residents can be disputed. Process improvements to public notice and public engagement procedures as recommended by Sustainable Redmond are listed as page 2 of Attachment A to this exhibit.

B. Notice of Application (*as excerpted*)

3. Mailed notices are to contain:

a.ii Description of project action

a.v Statement of the limits of the public comment period (including “Process Flow Chart”)

a.vi Right of any person to comment on the application, receive notice of and participation in any hearings, request a copy of the decision once made, and any appeal rights.

a.x. Map depicting the boundaries of the project site and, when applicable, a site map showing the proposal.

a.xi. Copy of the preliminary tree preservation plan, when applicable

Regarding 3.a.ii and vi: The right to make a timely, meaningful comment on development applications and participate in follow-up actions is compromised when there are barriers to citizens (a) receiving public notices (b) learning of specific project actions or changes thereto and (c) obtaining a response to comments provided suggesting that administrators actually take citizens’ concerns into consideration in the decision process.

(a) Receiving Public Notices:

Posting a notice in City Hall and the Library or putting a notice in the paper does not constitute community outreach/engagement any more than a non-descript mailing as currently prescribed. Reaching the impacted neighborhood needs these channels plus those afforded by current communications technology. The affected neighborhood may actually get more benefit from posted signage if enhanced to become more prominent and more proactive as recommended in Items 1 and 2 in Attachment A respectively.

(b) Learning of specific project actions/changes:

The Nouri Short Plat proposal is a case study in the difficulties communities must overcome to provide substantive comment in the development process. There was an optional Community Meeting (as suggested in the permitting process) on February 19, 2015 but follow-up prior to public noticing in June was lacking. Not only did neighbors discover flaws in the project/site design late in the process, but subsequent follow-up was

inhibited by the need for multiple document requests as City information formats were not readily accessible. (Some requested documents have still not been provided as of November 12, 2015.) “Push” noticing and a more transparent citizens’ E-Track portal could be less intimidating and useful to future appellants. Such process improvements are recommended in Attachment A, Items 4-8.

(c) Obtaining a response to comments:

Public comments on a range of issues in Redmond are regularly solicited but rarely responded directly to by staff or administrative officers. (This can apply to individual land use or project proposals as well as broader public policy or budget processes such as stimulated the testimony in Attachment A.) In the case of the Nouri Short Plat project, public comments contained in City Exhibit Attachment 7 addressed:

An open space sham – See page 2 of Attachment 7 to City Exhibit from Duncan. Comments from Duncan state that the open space concepts for Tracts A & B barely meet the space requirements, are not in the spirit of the open space requirement and should not be considered.

Tract B was only added to the project to enable a 3 home density. The Tract B parcel was originally planned as a right-of-way and never designed for building. (See Attachment B.) Based on review of Applicant’s Grading and Drainage Construction Notes on Plan C5.0 (City Exhibit B, Attachment 11), it is apparent that Tract B is mostly to be used for storm water management, not dedicated to or “designed for recreation including picnic areas or children’s play area” amenities as directed in RZC 21.08.170(l)(b).

Concern about pedestrian safety – See paragraph 1, page 1 Attachment 7 to City Exhibit from White. The presence of Rose Hill Middle School in the neighborhood on 75th Street brings traffic into the community based on school schedules adding to congestion at the intersection of 75th and 132nd Avenue. Additional homes will “change the dynamic of the neighborhood without addressing any of the safety concerns” regarding foot traffic and traffic congestion.

Safety/egress from the driveways proposed for the Nouri Sort Plat – See White cited above plus Eisert comments on page 8 of Attachment 7 to City Exhibit. The addition of more driveways from the Nouri Short Plat proximate to the already-congested intersection at 75th Street and 132nd Avenue adds to the dangerous and hazardous nature of that area – particularly for middle school students walking to pick up busses on 132nd Avenue across the street from the proposed project.

Nowhere is it evident that either the City or the developer have responded to citizen concerns expressed about these critical neighborhood topics.

Regarding 3.a.v: The generic “Process Flow Chart for Short Plat Applications” (provided in City Attachment 3 *Notice of Application/Certificate of Public Notice*) may seem helpful when viewed by staff but gives affected neighbors no specifics on the timing of project actions. This can be viewed as another barrier to community understanding of the development process. Had this Chart been made more accessible by including project-specific dates, it could be more valuable in maximizing public input and reducing developer/resident tension. (See Item 3 of Attachment A. Given the current automation tools available, this does not seem to be an unreasonable recommendation.)

Regarding 3.a.x and xi: Project site maps provided in the mailing did not accurately depict the structures proposed for the Nouri Short Plat and had been reduced in size to the extent that the proposal was illegible. The “tree preservation plan” dated May 9, 2015 only depicted some drip lines in the “open spaces,” was expressed in developer jargon that was not understandable by the community and included a table saying that no Landmark trees would be retained. The mailing was not as complete as depicted in City Exhibit 3 dated June 11, 2015, although the information in flyer box attached to the posted notice sign might have been. (In the latter instance, paper notices were not replenished, as is frequently the case in Redmond development projects. Item 1 of Attachment A listing germane.)

T H E F O L L O W I N G P A G E S A R E

Exhibit 5

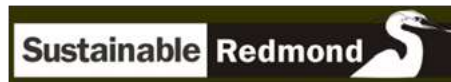
Attachment A

Sustainable Redmond Testimony

2 Pages FOLLOW

CONTENTS: Extract from Public Hearing Testimony of 6/17/14 on Community Engagement as presented to the Redmond City Council in initial budget hearings for the 2015-16 biennial budget

Attachment A to Exhibit 5



Promoting Sustainability by Education, Advocacy and Community Events
Citizens and Neighbors for a Sustainable Redmond, P.O. Box 2194, Redmond, WA 98073

EXTRACT FROM PUBLIC HEARING TESTIMONY OF 6/17/14 ON COMMUNITY ENGAGEMENT as presented to the Redmond City Council in initial budget hearings for the 2015-16 biennial budget

2. In November, 2012 Sustainable Redmond proposed that the percentage of tree canopy become a community indicator or performance measure of tree preservation under the Green Infrastructure Management offer. If that metric was never considered, we would like to know the rationale behind that decision.

3. Under the Predictable Development Permitting offer, we had several recommendations two years ago including publishing a "Residents' Guide to Redmond's Development Process." Comments below are in the present Community Engagement context.

The term "Community Engagement" appears in a variety of budget offers including Community Building, Parks, Arts and Culture, Planning, Public Safety and Community Connections. Each speaks to different aspects of engaging the public in community affairs. For over two years, most recently regarding the 51st Street Mosque project, Sustainable Redmond has been advocating and documenting process improvements to a very specific aspect of community engagement – the ability of the public to receive sufficient notice to enable meaningful comments on pending development projects. Perhaps the reason there has been no response to any of these suggestions indicates a lack of staffing resources to evaluate those suggestions and implement appropriate measures. Accordingly, we want a line item in the budget specifically addressing community development noticing and outreach.

Attached is a list of nine process improvement recommendations that are based on a survey of Redmond's development notification practices, an understanding of the potential represented in other communications channels and a desire to help the City of Redmond administration become more transparent and accessible to our residents. Variations of these proposals have been presented to the Planning Commission, City Council, Mayor and staff. Many of these received some lip service but no concrete outcomes are apparent. We do want to acknowledge recent efforts to better publicize controversial community meetings, but it is our perception that uneven coordination between mandated/minimum public notice signage or meetings and other, broader public information channels with "push" capabilities leaves us short of our potential to engage the community at large where development projects are concerned.

In the interest of time, I will not review those recommendations verbally but will submit them once again as a basis for establishing an integrated work plan and budget line item that enables a credible review of the merits of these suggestions and implementation where appropriate.



Promoting Sustainability by Education, Advocacy and Community Events
Citizens and Neighbors for a Sustainable Redmond, P.O. Box 2194, Redmond, WA 98073

Recommended Process Improvements to Public Notice & Community Engagement Procedures

Summary - Redmond's Planning Commission and City Council have both discussed some of these items in the last year but outcomes are not apparent. Our perception is that uneven coordination between mandated/minimum public notice signage or meetings and other, broader public information channels with "push" capabilities leaves us short of our potential to engage the community at large where development projects are concerned.

1. Posted Notices – Enlarge all land use action notices so that the subject line can be read by passers-by in automobiles. Consider icons to alert citizens to special features of the development and include QR codes speeding access to project details on-line. Ensure paper notices/flyers are replenished regularly.
2. Advisory Notices – Post a notice on-site in a format yet-to-be-determined as soon as public presentations begin to reach the Design Review Board so that citizens can become informed earlier in the development process. This may improve communications flow and reduce last-minute tension between a developer and neighboring citizens as a project is formalized. Ensure that Design Review Board schedule/agenda links are included on the home page calendar of redmond.gov.
3. Project Flow Chart Timelines – Add specific dates to the project flow chart to aid in citizen understanding of a project's development sequence. (The flow chart is part of both the on-line project description and the flyers to be available on-site. Charts are currently generic.)
4. List Projects Chronologically on the Land Use Action Notice web page – By listing projects in reverse chronology (instead of alphabetically), it will be more apparent when a new application has been posted on redmond.gov. Include the posting in RSS feeds to those who request them.
5. Mirror Land Use Action Notices on Neighborhood Network Facebook Pages and other social media plus City GovDelivery E-alert bulletins simultaneously with the web posting referenced immediately above. These supplemental channels could provide timely notice to subscribing neighbors and have the potential to broaden public awareness of issues beyond press releases on upcoming City activities or past accomplishments.
6. Connect the Dots about current/planned public or private development projects by better integrating programmatic and graphic data from existing City web resources as demonstrated to the City Council initially in their Study Session of May, 22, 2014.
7. Create an E-Track training program for the Citizen Portal so that residents can become better informed on developing projects in Redmond.
8. Publish a "Redmond Citizens' Guide to the Development Process" that helps laypeople understand how the process works, when/where they can learn about a given project and how they can make their voices heard if need be.
9. Develop a staff work package containing recommendations herein for inclusion in the current budget.

T H E F O L L O W I N G P A G E S A R E

Exhibit 5

Attachment B

Emails Regarding Open Space

3 Pages FOLLOW

CONTENTS: Two emails (August 28, 2014 and September 9, 2014) from City Planner Heather Maiefski to the Applicant's team discussing ground rules for what can be placed on the property and a discussion of the purpose and basis of dealing with the "open space." The duplexes as referred to were later not allowed.

Attachment B to Exhibit 5 Flawed Public Notices in Redmond

(Regarding Tract B Open Space per highlights in staff email below of September, 2014)

Cameron A. Zapata

From: Heather Maiefski

Sent: Tuesday, September 09, 2014 5:36 PM

To: 'Hamid Nouri'

Cc: 'pelton@isomedia.com'

Subject: RE: Pre-Application Follow up for 7502 132nd Ave NE

Follow Up Flag: Follow up

Flag Status: Completed

Hello Hamid,

I have had further discussion with staff in regards to the information highlighted in yellow below. If you want to short plat into 3-lots you can do that but if you want to move the property lines around for parcel 1025059200 through a BLA to turn it into a buildable lot then that would not be allowed unless documentation can be provided demonstrating that the 30-foot wide parcel was originally created and intended to be a buildable lot as opposed to be intended for right-of way use. Please note that I can only respond to zoning related questions such as but not limited to density allowances, lot width standards, open space requirements, lot size requirements, etc. As is the case with any proposed development, I can't guarantee the total number of lots that will be approved since I can only speak to what is allowed based on the zoning requirements.

Also the site plan that you brought in with you on August 21st showed a total of 4-lots however the maximum number of lots allowed per the zoning is 3-lots. Your site plan also showed the adjacent 30-foot wide parcel (parcel #1025059200) in the same configuration as it exists now. The 30-foot wide parcel would need to be either reconfigured to become part of one of the proposed lots or created as a Tract to be used as either storm retention or as open space. Please let me know what is proposed for parcel #1025059200?

I have copied the adjacent property owner Mr. Pelton on this email as well since he had contacted the City on Friday in regards to this question. Please feel free to contact me with any questions.

Thank you,

Heather Maiefski

Associate Planner

City of Redmond

Planning Department

Work #: (425) 556-2437

hmaiefski@redmond.gov

Please note that I'm out of the office on Wednesday's of each week, so I will return all emails when I'm back in the office.

From: Heather Maiefski
Sent: Thursday, August 28, 2014 4:48 PM
To: 'Hamid Nouri'
Subject: Pre-Application Follow up for 7502 132nd Ave NE

Hello Hamid,

You had contacted me last Thursday wanting to know if a combination of duplexes and single-family homes can be built for your proposed short plat. The subject site located at 7502 132nd Ave NE is zoned R-6 and is located within the Grass Lawn neighborhood which outright permits two-unit attached dwellings as an allowed use. In the Grass Lawn neighborhood the allowed number of dwelling units for two-unit attached dwellings is determined solely by the minimum lot size requirements. The minimum lot size requirements for a two-unit attached dwelling is equal to 150% of the average lot size for the underlying zone. The average lot size for the R-6 zone is 4,000 square feet which requires each lot containing a duplex to be 6,000 square feet in size.

You can have a combination of duplexes and single-family homes as long as the lot size requirements, density and all other site requirements can be met. When we had talked last Thursday at the front counter you had a site plan that you brought with you that appears to show 4-lots. The lot sizes shown for each lot are as follows: 7,133 sq.ft., 6,531 sq.ft., 4,000 sq.ft. and 4,010 sq.ft.

The 30-foot wide lot which is shown as being 4,010 sq.ft. can only be used towards your density if it is proven that this lot was legally established as a buildable lot when it was first created. When looking at this lot it appears that it may have been intended for right-of-way use. If documents are provided to the City which show that this lot was intended to be a buildable lot and not intended to be used for right-of-way then the acreage from this lot can be used towards your allowable density which would allow for 3-lots ($0.41 + 0.09 = 0.5 \times 6 = 3$).

What is the 30-foot wide lot intended to be used for other than towards your density allowance...Is this lot intended to be set aside as a Tract to be used for storm retention and/or open space? Also it doesn't appear that you're showing a 5' and 10' side interior setback for the 6,531 sq.ft. lot and the 4,000 sq.ft. lot. The RZC requires one interior side setback to be 10-feet and the other to be 5-feet and it appears that 5-foot setbacks are being shown. Encroachments such as roof overhangs, decks and porches are allowed to encroach into the setbacks; however the 4,000 sq.ft. lot appears to be showing the building footprint up to a 5-foot setback on both sides. Per the RZC for ground-oriented, side-by-side attached dwelling units, a single lot that meets the minimum lot size requirement of this section may be divided into separate lots and ownerships as part of the approval process. If separate lots are created, interior side setback standards no longer apply.

If the adjacent 30-foot wide property is not purchased then it was determined that the density would allow for 2-lots. In this case you could have a duplex on each lot for a total of 4 dwellings or if you wanted to do a combination of duplex and single-family dwellings then you could have a duplex on one lot and a single-family home on the other lot for a total of 3 dwellings. It appears that the duplexes as proposed may be side-by-side mirror image duplexes which is prohibited per the Redmond Zoning Code (RZC). Please refer to 21.08.260(C)(4) below for design requirements.

RZC 21.08.260(C)(4)

4. Design.

- a. All attached dwelling units in Single-Family Urban zones shall meet the following design requirements in addition to those required by the City's adopted design standards, RZC 21.08.180 Residential Development and Architectural, Site, and Landscape Design Regulations.
 1. Maintain the traditional character and quality of detached single-family dwelling units by using design elements, such as single points of entry noticeable from the street, pitched roofs, visible trim or framing around windows, porches, and chimneys.
 2. Be consistent in height, bulk, scale and style with nearby single-family residential uses.
 3. No side-by-side mirror image duplex designs shall be permitted.
 4. Locate surface parking for attached dwelling units in groups of no more than three stalls to appear more consistent with parking for single-family detached dwellings in the area. If parking areas include more than three stalls, they should be visually separated from the street or common areas through site planning, landscaping, or natural screening.

Please feel free to contact me with additional questions.

Thank you,

Heather Maiefski

Associate Planner

City of Redmond

Planning Department

Work #: (425) 556-2437

hmaiefski@redmond.gov

Please note that I'm out of the office on Wednesday's of each week, so I will return all emails when I'm back in the office.

T H E F O L L O W I N G P A G E S A R E

Exhibit 5

Includes 5 Parts: Enclosed here are Attachments C,D,E

Cover and Introduction

To Discussion of Flawed Public Notice

(2 pages)

Attachment A

Sustainable Redmond Testimony

Extract from Public Hearing Testimony (2 pages)

Attachment B

Emails Regarding Open Space

Two Emails from the City (3 pages)

Attachment C

Notice of Neighborhood Meeting

Developer Notice of Neighborhood Meeting Provided
As Mailed and As Received, Including Mailing Envelope
(3 pages)

Attachment D

Kim Yates Affidavit

Discussion of Information Provided and Not Provided
to Neighbors *(Previously Listed as Exhibit 6A)* (1 page)

Attachment E

Notice of Application of Development

June 11, 2015 City Packet Sent to Neighbors Provided As
Mailed and As Received on June 16, 2015

T H E F O L L O W I N G P A G E S A R E

Exhibit 5

Attachment C

Neighborhood Meeting Notice

3 Pages FOLLOW

CONTENTS: Developer's Notice of Neighborhood Meeting As Mailed 1/26/15 and As Received, Including Mailing Envelope and Map

PACE Engineers, Inc.
11255 Kirkland Way, Suite 300
Kirkland, WA 98033



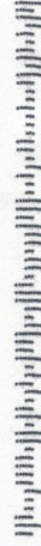
US POSTAGE
\$ 00.48



First-Class
Mailed From 98033
01/26/2015
032A 0061807499

YATES KIM VICTORIA+BROWN RANDY
THOMAS
13301 NE 75TH ST
REDMOND, WA 98052

9805234034



Neighborhood Meeting

**7502 132nd Ave SE
Short Plat Application**

To: Interested Parties, Residents and Property Owners

From: PACE Engineers, INC

Subject: Nouri Short Plat / Redmond File LAND 2014-01980

Location of Proposal: 7502 132nd Ave SE

Date: February 19th, 2015

Meeting Location: The meeting will take place at Redmond City Hall at 6pm in the Council Conference Room, 15670 Northeast 85th Street, Redmond, WA 98052

RE: This project includes two parcels fronting NE 75th Street: Tax Lot 741970-0010 0.42 acres, containing a single family house, and Tax Lot 102505-9200 0.1 acres which is currently an undeveloped parcel.

The proposed project will demolish the existing residence then subdivide the 0.51 acre existing parcels into one single family lot and four duplex units (2 duplex buildings) for a total of five lots. The average lot size will be 3,569 sf. Two open space tracts totaling 4,310 sf will be created on the west and east sides of the project. Frontage improvements planned along NE 75 Street include: a 5 foot wide concrete sidewalk, concrete curbing, concrete driveways, and a 5 foot wide planting strip with street trees. Frontage improvements planned along 132nd Ave NE include removing and replacing the existing damaged sidewalk. The work will also include a sewer extension that is required as part of this project starting from the existing terminus in NE 75th east of the property, constructing a new sewer main approximately 330 feet west to the intersection of NE 75th Street and 132nd Ave NE to facilitate future sewer connections.

Scott Sherrow, PE / PACE Engineers, Inc. is conducting this meeting to serve as an opportunity for interested parties and nearby property owners to review, comment and ask questions of the applicant regarding their proposal. This meeting will be held prior to the City of Redmond taking final action on this project.

Please contact Scott Sherrow at scott@paceengrs.com if you have any questions.

T H E F O L L O W I N G P A G E S A R E

Exhibit 5

Attachment D

Kim Yates Affidavit
1 Page FOLLOWS

CONTENTS: Nouri Neighbor Kim Yates Explains
Problems with Public Notice Information.

(Exhibit D was previously listed as Exhibit of 6A)

11/13/15

TO WHOM IT MAY CONCERN

I, Kim Yates, do hereby swear and testify the following:

On or about the 15th of June, 2015 I received via US Mail a correspondence from the City of Redmond dated June 11, 2015 and postmarked June 12, 2015.

This correspondence was noted as "SUBJECT: Hamid Nouri" and concerned the fact that "The City of Redmond has received an application to develop land that is within 500' of your property. ..." and on the back of the first page "City of Redmond Notice of Application".

This packet was to include:

"5. A preliminary tree preservation plan (only if tree removal is proposed)."

The packet I received did not include the tree preservation plan.

Additionally, it did not include "Existing Environmental Documents, relevant to this application" nor did it include documents pertaining to "Required Studies".

It did make note that a Stormwater Report and Tree Health Assessment were required, but did not make note that these, or any other documents, studies or reports existed.

Under Existing Environmental Documents it listed only "SEPA checklist".

On or about August 17, 2015 I received another correspondence from the City of Redmond titled "Technical Committee Short Plat Notice of Decision Transmittal Letter", dated August 12, 2015. This correspondence outlined Tree removal and replacement requirements that had not been previously disclosed. Additionally, it made note of other information and reports. This other information and reports were not included in the City of Redmond Notice of Application.

The first time the Tree Retention Plan was provided to me was in an e-mail from Heather Maiefski dated August 20, 2015, 11:39am. This was in response to my inquiry about the Decision Transmittal Letter, the lack of disclosure of information provided in the Notice of Application and public input process, and the extreme change in the actual project plan.

I find it unfathomable that the City of Redmond believes that correct and proper Notification has been made. The City clearly had information that it did not provide, nor did the City make the public aware that it even existed.

The Public did not have opportunity to comment on the information clearly available to staff. The Public could not comment on information not provided to the Public, or on documents, studies or reports the Public was not aware existed because the City did not disclose or inform the Public of their existence.


Kim V. Yates

T H E F O L L O W I N G P A G E S A R E

Exhibit 5

Attachment E

City's Notice of Development
9 Pages FOLLOW

CONTENTS: City's Notice of Development as Mailed
6/11/15 and As Received 6/16/15, Including Mailing
Envelope and Map

NOTICE OF
LAND USE
ACTION
ENCLOSED!



City of Redmond
WASHINGTON

SEATTLE
WA 980
12 JUN '15
PM 2:1



UNITED STATES POSTAGE
\$00.705
02 1M
0004285528 JUN 12 2015
MAILED FROM ZIP CODE 98057

Kim Yates
13301 NE 75th St
Redmond, WA 98052

98052403401





Date: June 11, 2015

SUBJECT: Hamid Nouri

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.

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,

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

Project Name: Hamid Nouri

Application Type: Land Division Short Subdivision

File Number: LAND-2014-01980

Project Description: Subdivide the property

Project Location: 132nd Ave NE and NE 75th ST

Site Address, If Applicable: 7502 132ND AVE NE

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

Applicant: Hamid Nouri

Process Type: II (see attached flow chart)

A Public Hearing is not required for this application type.

Required Permits, not a part of this application:

Building Permits, Public Works Permits

Required Studies:

Stormwater Report, Tree Health Assessment.

Existing Environmental Documents, relevant to this application:

SEPA Checklist

Important Dates

Application & Completeness Date: June 2, 2015

Notice of Application Date: June 11, 2015

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to Jul 2, 2015. 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 Urban

Consistent with Comprehensive Plan: Yes

Applicable Development Regulations:
Redmond Municipal Code & Zoning Code

Public Comment

Although comments are accepted up until the decision is issued, submittal of comments during the comment period required in 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. 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.

City Contact Information

Project Planner Name: Heather Maiefski

Phone Number: 425-556-2437

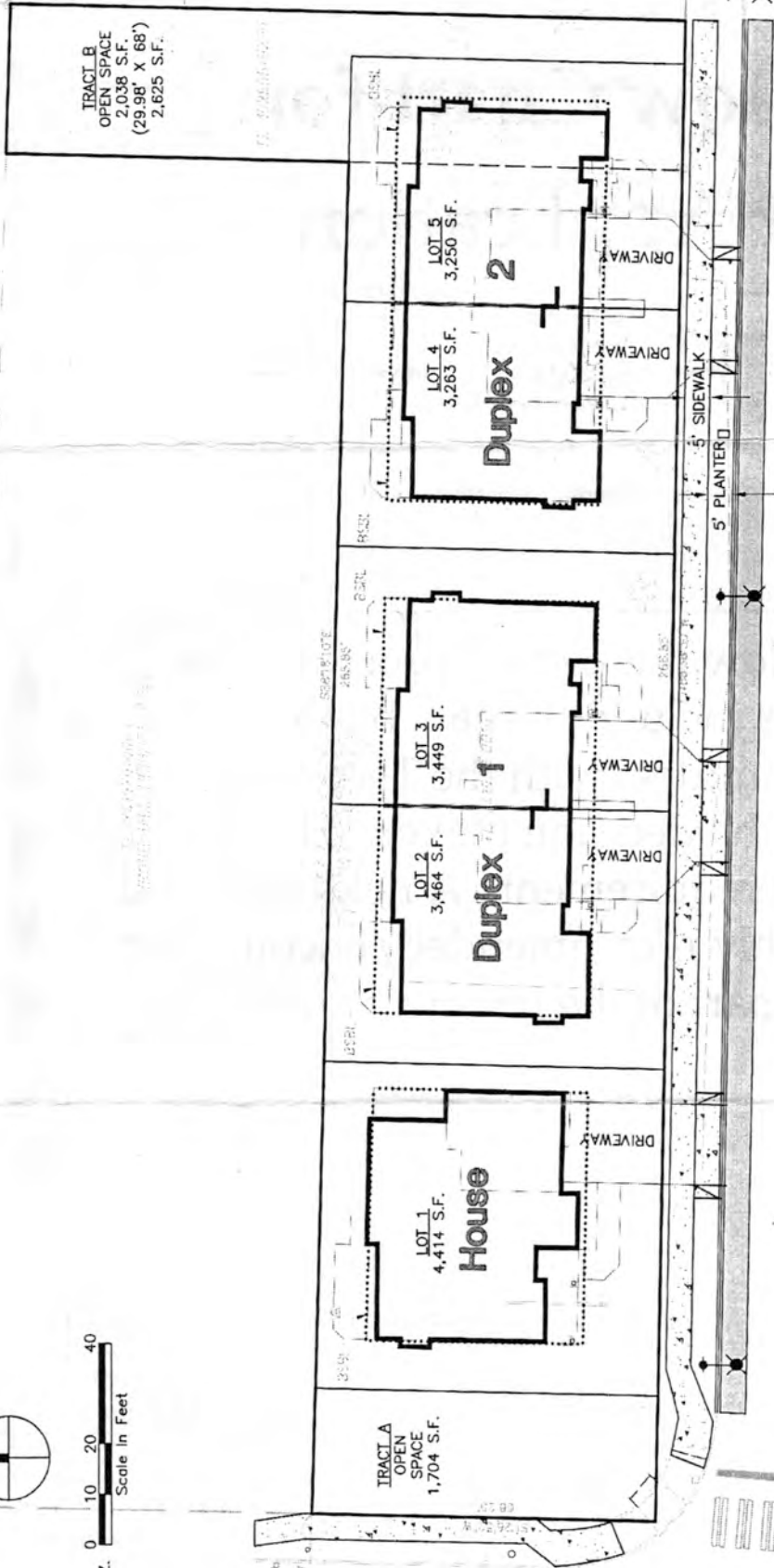
Email: hmaiefski@redmond.gov

Public Comment Form

132ND AVE NE



HORIZ. 0 10 20 40
Scale In Feet



SITE PLAN
NOURI SHORT PLAT
LAND-2014-01980

NE 75TH ST

Process Flow Chart for: Short Plat Applications

Short Plats follow the Type II process. The Type II process includes review by the Technical Committee, with the Technical Committee as the decision maker. There is no public hearing requirement. A neighborhood meeting is highly recommended/encouraged by the City as part of the review process.





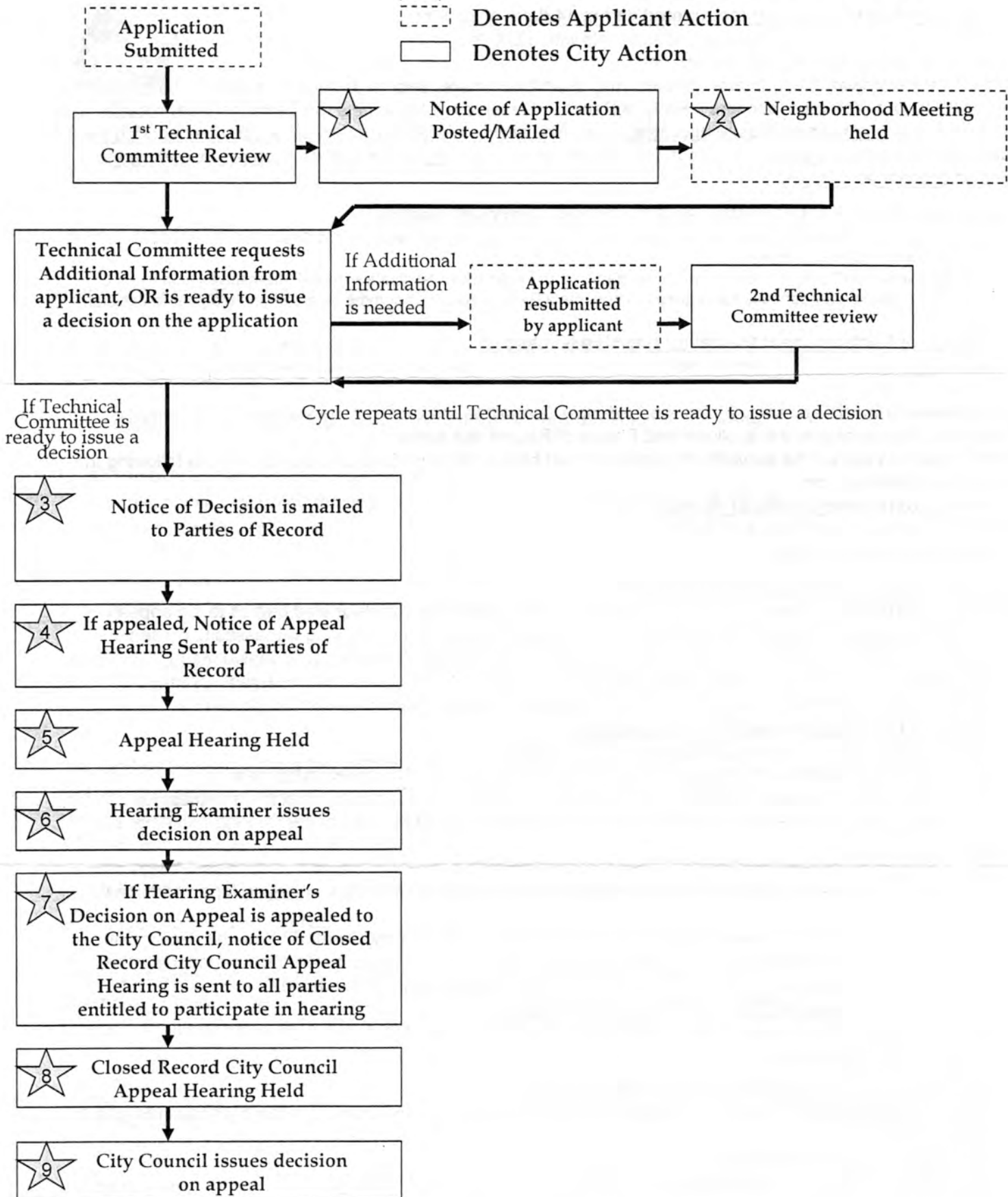
Denotes Action Point for Interested Parties



Denotes Applicant Action



Denotes City Action





Notes on Participation Points 1-9

#1- Notice of Application for (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 decision to establish themselves as Party of Record. You must become a Party of Record to reserve right to appeal the Technical Committee's Decision. Although comments are accepted up until the decision is issued, 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 decision being issued.

#3-Notice of Decision (sent the day of decision issuance):

Sent to: Applicant and Parties of Record

Posted: No posting on site

Can the decision be appealed? Yes, the Technical Committee decision may be appealed to the Hearing Examiner. However only the applicant and Parties of Record can appeal.

When must an appeal be submitted? Appeals must be submitted by 5:00 p.m. on the 14th day following the issuance of the decision.

#4-Notice of Hearing Examiner Appeal Hearing:

Sent to: Applicant and Parties of Record

Posted: No posting on site

#5- Hearing Examiner Appeal Hearing Held:

Who can participate? The appellant, the applicant and the City shall be designated parties to the appeal. Each party may participate in the appeal hearing by presenting testimony or calling witnesses to present testimony. Interested persons, groups, associations, or other entities who have not appealed may participate only if called by one of the parties to present information; provided, that the Examiner may allow non-parties to present relevant testimony if allowed under the Examiner's rules of procedure.

#6-Hearing Examiner issues decision on appeal:

When: The Decision is issued within 14 days after hearing

Who receives the decision? Applicant, appellant and anyone who participated in the hearing

Who can request reconsideration? Any person who participated in the hearing may file a request for reconsideration with the Hearing Examiner within 10 business days of the date of the Hearing Examiner's decision.

What if a Party of Record requests reconsideration? The Hearing Examiner shall act within 14 days after the filing of the request by either denying the request, issuing a revised decision, or calling for an additional public hearing.

Can the Hearing Examiner Decision on the appeal be appealed to City Council? Yes, the decision on the appeal may be appealed within 14 days following the expiration of the reconsideration period. Only the City, project applicant or any person who participated in the appeal hearing may appeal.

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

Sent to: The applicant, appellant and/or representatives of these parties

Posted: No posting on site

#8-City Council Closed Record Appeal Hearing Held:

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

#9-City Council issues decision:

When: Typically within two weeks following the Closed Record Appeal Hearing.

Notice Sent To: Applicant, Appellant and/or their representatives

Appeal Provision: The final decision on the appeal 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.).