



June 25, 2015

**RE: Notice of Public Hearing, Strom Property PPL, LAND-2013-01788
Public Hearing before the Hearing Examiner**

Sarah:

Attached is the public notice to be posted no later than MONDAY, June 29, 2015, at the following location:

1 public notice to be posted on the project site.

The Office of the Hearing Examiner has posted a copy at City Hall and the Redmond Library. Please find included a RCTV notice and a Certification of Public Notice for you to sign and include in your Technical Committee Report.

Additionally, I'll send you a copy of the public notice from the Seattle Times for inclusion in your tech report. Please let me know if you have any questions.

Sincerely,

CITY OF REDMOND
MICHELLE M. HART, MMCM .
CITY CLERK


CHERYL XANTHOS
DEPUTY CITY CLERK

CITY OF REDMOND NOTICE OF PUBLIC HEARING

PROJECT INFORMATION

PROJECT NAME: STROM PROPERTY PPL **APPLICATION TYPE:** LAND DIVISION SUBDIVISION **FILE NUMBER:** LAND-2013-01788

PROJECT DESCRIPTION: SUBDIVIDE A 5.74 ACRES SITE INTO 13 SINGLE FAMILY RESIDENTIAL LOTS.

PROJECT LOCATION: 159TH AVENUE NE AND NE 116TH STREET

SITE ADDRESS, IF APPLICABLE: N/A **SIZE OF SUBJECT AREA IN ACRES:** 5.74 **SQ.FT.** 250,034

APPLICANT: BURNSTEAD CONSTRUCTION **PROCESS TYPE:** TYPE III

SEPA THRESHOLD DETERMINATION: DNS

REQUIRED PERMITS, NOT A PART OF THIS APPLICATION: BUILDING PERMITS

REQUIRED STUDIES: GEOLOGIC HAZARD REPORT, STORMWATER REPORT, STREAM RECONNAISSANCE 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: SARAH VANAGS

PHONE NUMBER: 425-556-2426

EMAIL: SVANAGS@REDMOND.GOV

REGULATORY INFORMATION

ZONING: RESIDENTIAL **CONSISTENT W/COMPREHENSIVE PLAN:** YES **APPLICABLE DEVELOPMENT REGULATIONS:** REDMOND MUNICIPAL CODE & ZONING CODE **COMPREHENSIVE PLAN DESIGNATION:** SINGLE-FAMILY URBAN

IMPORTANT DATES

APPLICATION & COMPLETENESS DATE: OCTOBER 15, 2013

PUBLIC HEARING DATE & TIME: JULY 20, 2015 (7:00) PM OR AS SOON 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: JUNE 29, 2015

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 LOCATED AT CITY HALL AT 15670 NE 85TH STREET, P.O. BOX 97010, MAIL STOP 2SPL, REDMOND, WA 98073-9710, OR FAX TO 425-556-2400. WRITTEN COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING TO BE RECEIVED NO LATER THAN **JULY 20, 2015, BY 5PM**. ONLY PARTIES OF RECORD WILL HAVE THE RIGHT TO REQUEST RECONSIDERATION OF THE HEARING EXAMINER'S RECOMMENDATION AND/OR APPEAL THE DECISION TO CITY COUNCIL.

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 **JULY 20, 2015**, A COPY OF THE RECOMMENDATION 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 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.

CITY CONTACT INFORMATION:

PROJECT PLANNER NAME: SARAH VANAGS

PHONE NUMBER: 425-556-2426

EMAIL: SVANAGS@REDMOND.GOV



Certification of Public Notice

FILE: Strom Property – PPL #LAND-2013-01788

CERTIFICATE OF MAILING

A **Notice of a Public Hearing** to be held on JULY 20, 2015, was sent to the Applicant, Parties of Record, and property owners whose name and addresses appear on the attached list that has been provided to the Office of the Hearing Examiner by the City of Redmond Development Services Center by first class mail, on or before JUNE 29, 2015.

CERTIFICATE OF NEWSPAPER PUBLICATION

On JUNE 25, 2015, a copy of the attached Notice of Public Hearing was sent to the Seattle Times (the City's official newspaper) to be published on JUNE 29, 2015.

CERTIFICATE OF POSTING AND PUBLIC NOTICE (Public Places)

On JUNE 29, 2015, a copy of the attached **Notice of Public Hearing** was posted at:
Redmond City Hall: X Redmond Regional Library: X

I hereby certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed: M. Hart

Title: City Clerk

Date: 6/25/2015

Place: City of Redmond

CERTIFICATE OF POSTING AND PUBLIC NOTICE (On-Site)

On _____ I posted a copy of the attached **Notice of Public Hearing** on or near the site.

I, the undersigned, declare that Public Notice was given as required in the Redmond Zoning Code, 21.76.080(D) and certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed: _____

Title: _____

Date: _____

Place: _____

(City, State)



REDMOND PUBLIC, EDUCATION AND GOVERNMENT (PEG) ACCESS CHANNEL
REQUEST FOR USE OF CHARACTER GENERATOR

Thank you for your interest in using the City of Redmond's PEG Access Channel. The following information and clauses are necessary in order to protect the City and to make sure we have all the information we need to convey your message.

AGENCY City of Redmond DEPT: Hearing Examiner
 SUBMITTED BY: Cheryl Xanthos, Deputy City Clerk
 PHONE 556-2191

OFFICE USE ONLY

No. _____	Format _____
Date Entered _____	by _____
Date Removed _____	by _____

ALL MESSAGES MUST BE TYPEWRITTEN. COMPOSE THE MESSAGE THE WAY YOU WOULD LIKE IT DISPLAYED. LIMIT YOUR MESSAGE TO 7 LINES WITH 30 CHARACTERS PER LINE.

PUBLIC HEARING JULY 20, 2015, at 7 pm

At the Redmond City Hall Council Chambers for a public hearing on an application for a Type III Preliminary Plat for the subdivision of a 5.74 acre site into 13 single-family residential lots

Project: Strom Property PPL, LAND-2013-01788

Location: 159th Avenue NE and NE 116th Street

Contact 425 556-2426 / svanags@redmond.gov

DISPLAY DATES FOR MESSAGE ON THIS FORM:

BEGIN Monday, June 29, 2015 END Monday, July 20, 2015

User agrees to hold harmless the City of Redmond, its officials, employees, agents and operators for any and all liability, damages or losses incurred because of actions, errors, or omissions related to the use of the character generator.

My. Hart
 Signed

June 25, 2015
 Date

ATTACHMENT 11

LAND201301788
ABOUELHEIGA MOHAMMED+KATHRY
15805 NE 117TH WAY
REDMOND, WA 98052

LAND201301788
ABU-DAYYAH TAWFIQ+ITAF
11804 157TH AVE NE
REDMOND, WA 98052

LAND201301788
ALAM ZULFIGAR M
11764 158TH AVE NE
REDMOND, WA 98052

LAND201301788
ALIBHAI KARIM
11750 158TH PL NE
REDMOND, WA 98052

LAND201301788
ANDERSEN SCOTT W+LYNNE M
15740 NE 119TH CT
REDMOND, WA 98052

LAND201301788
ARUNACHALAM RAVIKUMAR+PREET
11760 158TH AVE NE
REDMOND, WA 98052

LAND201301788
BRUNER MATTHEW K+KATHRYN
11816 157TH AVE NE
REDMOND, WA 98052

LAND201301788
BURNSTEAD CONSTRUCTION LLC
11980 NE 24TH ST #200
BELLEVUE, WA 98005

LAND201301788
CALBUCCI MARCELO AND JORDAN
15754 NE 120TH WAY
REDMOND, WA 98052

LAND201301788
CHAKRADHAR TRIPURAMALLU+ANI
15758 NE 120TH WAY
REDMOND, WA 98052

LAND201301788
CODY SHAY S+LEAH H
PO BOX 2554
REDMOND, WA 98073

LAND201301788
DAVIS BRETT E
11820 158TH AVE NE
REDMOND, WA 98053

LAND201301788
DENDULURI CHANDRA+NAGASWAPN
11779 159TH AVE NE
REDMOND, WA 98052

LAND201301788
EMURA YUTAKA+FUMIKO
11765 158TH AVE NE
REDMOND, WA 98052

LAND201301788
FAN JING
11828 158TH AVE NE
REDMOND, WA 98052

LAND201301788
FLEENER CLAYTON
11836 158TH AVE NE
REDMOND, WA 98052

LAND201301788
FUKUDA MUNEHIRO+KYOKO
11799 159TH AVE NE
REDMOND, WA 98052

LAND201301788
GALEN ARI D+BRITT R
11791 159TH AVE NE
REDMOND, WA 98052

LAND201301788
GREENMUN CHRISTOPHER M+Y NH
11753 158TH PL NE
REDMOND, WA 98052

LAND201301788
GREYSTONE LAND LLC
14410 BEL RED RD
BELLEVUE, WA 98007

LAND201301788
HALLUM CHRISTOPHER
15822 NE 118TH WAY
REDMOND, WA 98052

LAND201301788
HAM BYUNG DO+HAE SOON HAM
15737 NE 119TH CT
REDMOND, WA 98052

LAND201301788
HOANG ANDY V+JENNIFER HO
11720 157TH AVE NE
REDMOND, WA 98052

LAND201301788
JIANG XUEYIN+YE WANG
11824 158TH AVE NE
REDMOND, WA 98052

LAND201301788
KANDZOR EDWARD J+SUSAN S
15750 NE 120TH WAY
REDMOND, WA 98052

LAND201301788
KATO RITA M
15771 NE 120TH WAY
REDMOND, WA 98052

LAND201301788
KENSINGTON HOA
PO BOX 414
REDMOND, WA 98052

LAND201301788
LAU HIN-FAN M+YAO HONGBING
15809 NE 117TH WAY
REDMOND, WA 98052

LAND201301788
LAWSON ALVIN E+JUDITH A
11929 158TH AVE NE
REDMOND, WA 98052

LAND201301788
LI SUI+DI TANG
12048 157TH CT NE
REDMOND, WA 98052

ATTACHMENT 11

LAND201301788
LOWE JOHN E
11783 159TH AVE NE
REDMOND, WA 98052

LAND201301788
LUCARELLI LEONARD A
15770 NE 120TH WAY
REDMOND, WA 98005

LAND201301788
MCFADDEN JAMES F+MARI K
11839 159TH AVE NE
REDMOND, WA 98052

LAND201301788
MCLAUGHLIN RYAN A+MARY ANNE
11924 158TH AVE NE
REDMOND, WA 98052

LAND201301788
MITRA RUDRA
11795 159TH AVE NE
REDMOND, WA 98052

LAND201301788
NIXON PHILLIP V+DEBORAH MES
15818 NE 118TH WAY
REDMOND, WA 98052

LAND201301788
OLIN KERRY G+KATHY A
15812 NE 118TH WAY
REDMOND, WA 98052

LAND201301788
PACKER ALAN C+LISA WARR-KING
11746 158TH PL NE
REDMOND, WA 98052

LAND201301788
PAL SHANKAR+SWAGATA SAHA
11742 158TH PL NE
REDMOND, WA 98052

LAND201301788
PAUL RICHARD J+WENDY K
11741 158TH PL NE
REDMOND, WA 98052

LAND201301788
PERLIN ERIC C+CARICABURU KA
11928 158TH AVE NE
REDMOND, WA 98052

LAND201301788
QUINN MICHAEL J+STACY R
11831 158TH AVE NE
REDMOND, WA 98052

LAND201301788
REIMBOLD MICHAEL W+GRETCHEN
15815 NE 117TH WAY
REDMOND, WA 98052

LAND201301788
ROSEMOND COREY E
11749 158TH PL NE
REDMOND, WA 98052

LAND201301788
ROSHAK TODD G+SAMANTHA K
15733 NE 119TH CT
REDMOND, WA 98052

LAND201301788
SACH PAMELA BAKKEN
11752 158TH AVE NE
REDMOND, WA 98052

LAND201301788
SARWONO EDHI+MELIANA ELLY
11808 157TH AVE NE
REDMOND, WA 98052

LAND201301788
SCHWARTZ STEVEN G+KRISTEN L
15732 NE 119TH CT
REDMOND, WA 98052

LAND201301788
SCOTKIN STEVE+CARI P
11767 158TH AVE NE
REDMOND, WA 98052

LAND201301788
SPILLINGER ILAN Y+ANAT
11812 157TH AVE NE
REDMOND, WA 98052

LAND201301788
STODDART MARTIN+JILL
12040 157TH CT NE
REDMOND, WA 98052

LAND201301788
STOPPLER MARK D+SUSAN F
15736 NE 119TH CT
REDMOND, WA 98052

LAND201301788
STUART JAMES L+PENNYLEGION
11766 158TH AVE NE
REDMOND, WA 98052

LAND201301788
SUCHOKNAND CAROLYN K+YUDHAS
11787 159TH AVE NE
REDMOND, WA 98052

LAND201301788
SUN FAN+CHENQIAN JIANG
11775 159TH AVE NE
REDMOND, WA 98052

LAND201301788
SUND WARREN W+JOCELYN P
11832 158TH AVE NE
REDMOND, WA 98052

LAND201301788
TANG YINGDE+MINRUI WEI
11847 159TH AVE NE
REDMOND, WA 98052

LAND201301788
THORN TERRY+DIANE
11920 158TH AVE NE
REDMOND, WA 98052

LAND201301788
TIGGES KEVIN+BILLETT CINDI
11923 158TH AVE NE
REDMOND, WA 98052

LAND201301788
VILHAUER JAY A+STACIE+KERR
11748 158TH AVE NE
REDMOND, WA 98052

LAND201301788
WANG FERMI
17101 NE 40TH CT
REDMOND, WA 98054

LAND201301788
WANG GUANGYAO+JINGHUA CHEN
11932 158TH AVE NE
REDMOND, WA 98052

LAND201301788
WANG XING+YING XIAO
11745 158TH PL NE
REDMOND, WA 98052

LAND201301788
WASHINGTON CATHEDRAL
12300 WOODINVILLE-REDMOND RD NE
REDMOND, WA 98052

LAND201301788
WEIDNER KLAUS H+WENCY YAN
15749 NE 120TH WAY
REDMOND, WA 98052

LAND201301788
WELLS FARGO BANK N A
6591 IRVINE CENTER DR
IRVINE, CA 92618

LAND201301788
WHILDEN MARY ARION
11835 159TH AVE NE
REDMOND, WA 98052

LAND201301788
WHITE DARREN A+TONI A BEST
11827 158TH AVE NE
REDMOND, WA 98052

LAND201301788
WICKRAMA UPALI+WICKRAMA RUPA
11756 158TH AVE NE
REDMOND, WA 98052

LAND201301788
WILSON GREGG L+BONNIE L
15762 NE 120TH WAY
REDMOND, WA 98052

LAND201301788
XU YANG+PING WANG
15766 NE 120TH WAY
REDMOND, WA 98052

LAND201301788
ZAHAVI RONNY+RUTI
15774 NE 120TH WAY
REDMOND, WA 98052

LAND201301788
ZEMACH ASAPH+IRIS
12044 157TH CT NE
REDMOND, WA 98052

LAND201301788
ZENG HUAJUN+LIU KAI
11843 159TH AVE NE
REDMOND, WA 98052

LAND201301788
ZHANG QI+MIN WANG
15729 NE 119TH CT
REDMOND, WA 98052

ATTACHMENT 11

LAND201301788
Current Resident
12280 RED-WOOD RD NE
REDMOND, WA 98052

LAND201301788
Current Resident
12300 WOOD-RED RD NE
REDMOND, WA 98052

LAND201301788
Current Resident
16040 NE 116TH ST
REDMOND, WA 98052

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15901 NE 124TH ST
REDMOND, WA 98052

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12048 157TH CT NE
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15809 NE 117TH WAY
REDMOND, WA 98052

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15815 NE 117TH WAY
REDMOND, WA 98052

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Current Resident
11759 158TH AVE NE
REDMOND, WA 98052

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Current Resident
11765 158TH AVE NE
REDMOND, WA 98052

LAND201301788
Current Resident
11767 158TH AVE NE
REDMOND, WA 98052

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ATTACHMENT 11

LAND201301788
Current Resident
11750 158TH PL NE
REDMOND, WA 98052

LAND201301788
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11746 158TH PL NE
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15918 NE 117TH WAY
REDMOND, WA 98052

LAND201301788
Current Resident
11800 159TH AVE NE
REDMOND, WA 98052