



July 9, 2015

**RE: Notice of Public Hearing, Terrene at 132<sup>nd</sup> Preliminary Plat, LAND-2014-02307  
Public Hearing before the Hearing Examiner**

Sarah:

Attached is the public notice to be **posted no later** than MONDAY, July 13, 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 Certification of Public Notice for you to sign and include in your Technical Committee Report.

Please let me know if you have any questions.

Sincerely,

CITY OF REDMOND *M*  
MICHELLE M. HART, MMC,  
CITY CLERK

A handwritten signature in black ink that reads "Cheryl Xanthos". The signature is fluid and cursive, with a long horizontal stroke at the end.

CHERYL XANTHOS  
DEPUTY CITY CLERK



# CITY OF REDMOND NOTICE OF PUBLIC HEARING - AMENDED

## PROJECT INFORMATION

**PROJECT NAME:** TERRENE AT 132<sup>ND</sup> AVE NE PLAT    **APPLICATION TYPE:** LAND DIVISION SUBDIVISION    **FILE NUMBER:** LAND-2014-02307

**PROJECT DESCRIPTION:** SUBDIVIDE FOUR PARCELS INTO 22 LOTS, SINGLE FAMILY DETACHED AND ONE DUPLEX

**PROJECT LOCATION:** 132<sup>ND</sup> AVE NE AND 110 CT

**SITE ADDRESS, IF APPLICABLE:** 11026 132<sup>ND</sup> AVE NE    **SIZE OF SUBJECT AREA IN ACRES:** 6.55    **SQ.FT.** 0

**APPLICANT:** MIKE WALSH, KEVIN RECH, AND MOIRA HAUGHIAN    **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, TRAFFIC STUDY, TREE HEALTH ASSESSMENT, WETLAND REPORT, CRITICAL AQUIFER RECHARGE AREA REPORT, NOISE STUDY

**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:** R-4 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:** MAY 26, 2015

**PUBLIC HEARING DATE & TIME:** AUGUST 3, 2015 (6:00) PM OR AS SOON THEREAFTER AS POSSIBLE

**PLACE:** CITY COUNCIL CHAMBERS, CITY HALL 15670 NE 85TH STREET, REDMOND WA 98052

**BY:** HEARING EXAMINER

**DATE OF NOTICE:** JULY 13, 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 **AUGUST 3, 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 **AUGUST 3, 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](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.

## CITY CONTACT INFORMATION:

**PROJECT PLANNER NAME:** SARAH VANAGS

**PHONE NUMBER:** 425-556-2426

**EMAIL:** SVANAGS@REDMOND.GOV

AEROJET GENERAL CORPORATION  
11411 139TH PL NE  
REDMOND, WA 98052

BADER JANELL F  
13313 NE 112TH PL  
REDMOND, WA 98052

BARTA FLORENCE A  
11000 132ND NE  
REDMOND, WA 98052

CHRISTENSEN ALLEN B+BENTE P  
10846 132ND AVE NE  
REDMOND, WA 98052

Current Resident  
13318 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13320 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13322 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13324 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13326 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13328 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13330 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13306 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13412 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
11000 132ND AVE NE  
REDMOND, WA 98052

Current Resident  
10824 132ND AVE NE  
REDMOND, WA 98052

Current Resident  
11200 132ND AVE NE  
REDMOND, WA 98052

Current Resident  
11016 132ND AVE NE  
REDMOND, WA 98052

Current Resident  
11026 132ND AVE NE  
REDMOND, WA 98052

Current Resident  
11004 132ND AVE NE  
REDMOND, WA 98052

Current Resident  
13244 NE 108TH ST  
REDMOND, WA 98052

Current Resident  
13414 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13416 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13418 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13420 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13422 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13424 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13408 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13406 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13404 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13438 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13436 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13432 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13430 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13428 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13302 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13304 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13308 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13310 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13312 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13314 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13316 NE 111TH CT  
REDMOND, WA 98052

Current Resident  
13740 NE 112TH WAY  
REDMOND, WA 98052

Current Resident  
13720 NE 112TH WAY  
REDMOND, WA 98052

Current Resident  
13760 NE 112TH WAY  
REDMOND, WA 98052

Current Resident  
11350 137TH PL NE  
REDMOND, WA 98052

Current Resident  
10985 137TH PL NE  
REDMOND, WA 98052

Current Resident  
13770 NE 110TH CT  
REDMOND, WA 98052

Current Resident  
13755 NE 111TH WAY  
REDMOND, WA 98052

Current Resident  
13720 NE 110TH CT  
REDMOND, WA 98052

Current Resident  
13750 NE 110TH CT  
REDMOND, WA 98052

Current Resident  
13745 NE 112TH WAY  
REDMOND, WA 98052

DAILY CONSTRUCTION  
13251 NE 110TH CT  
REDMOND, WA 98052

DARVEAU RICHARD P & CHRISTY  
11020 132ND AVE NE  
REDMOND, WA 98052

ELLIS JANE C  
13234 NE 108TH ST  
REDMOND, WA 98052

HEISLER BRADLEY+BARBARA  
13259 NE 110TH CT  
REDMOND, WA 98052

HJORTEN LISA  
13420 NE 11TH CT  
REDMOND, WA 98052

KOTSOGEAN WILLIAM  
11002 132ND AVE NE  
REDMOND, WA 98052

LONG LARRY BRUCE+SHERYL ANN  
10922 132ND AVE NE  
REDMOND, WA 98052

MCGRATH KONALA  
10830 132ND AVE NE  
REDMOND, WA 98052

ME BERGSTROM L L C  
PO BOX 2052  
KIRKLAND, WA 98083

Bill and Celinda Kotsogean  
11002 132nd AVE NE  
Redmond, WA 98052

Bridget and Mark Terrano  
13243 NE 110th CT  
Redmond, WA 98052

Donna Schneider  
13326 NE 11th Ct  
Redmond, WA 98052

Ann Rutled  
13318 NE 111th CT  
Redmond, WA 98052

Linda Bagwell  
13310 NE 111th CT  
Redmond, WA 98052

Wilma Manchester  
13312 NE 111TH ct  
Redmond, WA 98052

Dana Olsen  
11026 NE 132nd AVE NE  
Redmond, WA 98052

Dana Olsen  
10524 NE 120th Pl Kirkland  
Redmond, WA 98052

Rebecca Coleman  
13308 NE 111TH CT  
Redmond, WA 98052

Mark S Leen  
10900 NE 4th St Suite 1500  
Bellevue, WA 98009

Linda Pruitt  
8215 41st Avenue NE, Seattle  
Seattle, WA 98115

NORTON KEITH D+MELISSA M  
13241 NE 109TH PL  
REDMOND, WA 98052

OLSON DANA J+SHAWNA G  
10528 NE 120TH PL  
KIRKLAND, WA 98034

OROURKE THOMAS J  
13305 NE 112TH PL  
REDMOND, WA 98052

RECTOR BRENT E  
13406 NE 108TH ST  
REDMOND, WA 98052

ROBERTSON JEANNE L  
13314 NE 111TH CT UNIT C-5,  
REDMOND, WA 98052

ROSEHILL DEVELOPMENT LLC  
PO BOX 819  
KIRKLAND, WA 98033

ROSEHILL DEVELOPMENT LLC  
11845 NE 85TH  
KIRKLAND, WA 98033

SCHNELL BARRY D  
13319 NE 112TH PL  
REDMOND, WA 98052

SINGH MANJIT+SUCHITRA  
1220 BRENTON AVE  
SAN JOSE, CA 95129

TERRANO MARK A  
13243 NE 110TH CT  
REDMOND, WA 98052

VOWLES BEVERLEE T  
PO BOX 346  
KIRKLAND, WA 98033

WARD ROY BLAKE  
10838 132ND AVE NE  
REDMOND, WA 98052

YOUNG CARISSE M+KING DAVID  
13221 NE 109TH PL  
REDMOND, WA 98052