

CITY OF REDMOND NOTICE OF PUBLIC HEARING

PROJECT INFORMATION

PROJECT NAME: HAWKS GLEN PPL **APPLICATION TYPE:** LAND DIVISION SUBDIVISION

FILE NUMBER: LAND-2015-01452

PROJECT DESCRIPTION: SUBDIVIDE A 9.77 ACRES SITE INTO 27 RESIDENTIAL LOTS

PROJECT LOCATION: 17656 NE 116TH STREET, REDMOND, WA, 98052

SITE ADDRESS, IF APPLICABLE: N/A **SIZE OF SUBJECT AREA IN ACRES:** 9.77 **SQ.FT.** 420,000 SQFT

APPLICANT: BLUELINE CONSULTING **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

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: JUNE 29, 2016

PUBLIC HEARING DATE & TIME: SEPTEMBER 26, 2016 (7:00) PM OR AS SOON THEREAFTER AS POSSIBLE

PLACE: CITY COUNCIL CHAMBERS, CITY HALL 15670 NE 85TH STREET, REDMOND WA 98073

BY: HEARING EXAMINER, SHARON RICE, THE OFFICES OF SHARON RICE HEARING EXAMINER, PLLC

DATE OF NOTICE: SEPTEMBER 5, 2016

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 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 AND BE RECEIVED NO LATER THAN **SEPTEMBER 26, 2016, 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), AND WILL BE POSTED ONLINE AT WWW.REDMOND.GOV/GOVERNMENT/HEARINGEXAMINER. 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 **SEPTEMBER 26, 2016**, 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-PYLE

PHONE NUMBER: 425-556-2426

EMAIL: SVANAGS@REDMOND.GOV

VICINITY MAP

Hawks Glen, LAND-2015-01452
Parcel Number: 2526059067

