



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

Hawks Glen File number: LAND-2015-01452 was sent to the Applicant and to the attached mailing list copy, by first class mail, on or before July 14, 2016.

Name: Gloria Meerscheidt

Date: July 14, 2016

CERTIFICATE OF POSTING

I, the undersigned, certify that on July 14, 2016, I posted copies of the attached Notice of Application at:

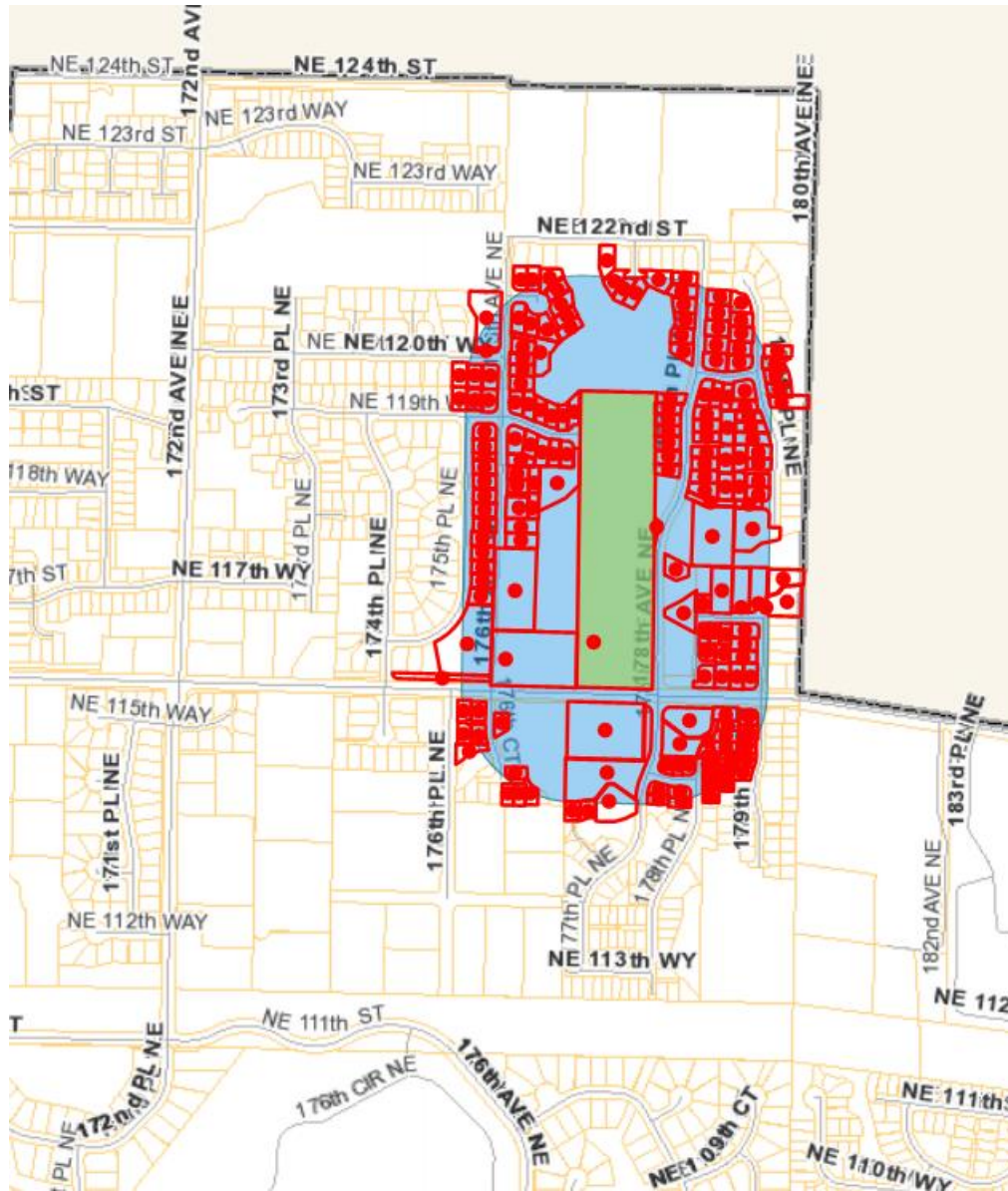
- 2 Location(s) on or near the site
- 1 City Hall
- 1 Library

Name: Sarah Pyle

Date: July 14, 2016

Mailing Area

LAND-2015-01452, Hawk's Glen



Attachment 2

Chuck Daiger	14150 NE 20th St Ste f-1 #392	Bellevue	98007	daigercw@gmail.com
Sujit Kumar	11898 178tyh pl NE	Redond		sujitk@umich.edu
brian Vallene 17661 NE 119th Ct				bvallene@gmail.com
Chris Curtin	2304 138th ave se	Bellevue	98005	ccurtin1980@gmail.com
Ryan & Cassandra McKinney	11848 - 176th Ave NE	Redmond		cassie.m.mckinney@gmail.com

Attachment 2

2015-01452SV ABOUSHARKH ISMAIL A 11886 176TH AVE NE REDMOND, WA 98052	2015-01452SV ACTOR MARY + RYAN 12012 176TH AV NE REDMOND, WA 98052	2015-01452SV AGGARWAL ASHISH+AGRAWAL 11910 178TH PL NE REDMOND, WA 98052
2015-01452SV AGRAWAL NITIN+ANSHU 17527 NE 120TH WAY REDMOND, WA 98052	2015-01452SV ANIKEEVA SVETLANA 11565 179TH CT NE REDMOND, WA 98052	2015-01452SV ANTOUN TONY+RASIULYTE RASA 11892 178TH PL NE REDMOND, WA 98052
2015-01452SV ANUMALLA SRIKANTH 17805 NE 120TH WAY REDMOND, WA 98052	2015-01452SV AYDIN CENGIZ+ALENA 1150 176TH CT NE REDMOND, WA 98052	2015-01452SV AZIMI-GARAKANI NAVID 17668 NE 119TH CT REDMOND, WA 98052
2015-01452SV BADRINARAYANAN SRINIVASAN 11470 176TH CT NE REDMOND, WA 98052	2015-01452SV BAGGIO SUSANNA 2445 279TH DR SE SAMMAMISH, WA 98075	2015-01452SV BALAKRISHNAN GANESH 11893 178TH PL NE REDMOND, WA 98052
2015-01452SV BANDLA PREETAM+PRATHIMA 11825 179TH PL NE REDMOND, WA 98052	2015-01452SV BHANDARI NITIN+KOMAL KASHIR 12035 179TH PL NE REDMOND, WA 98052	2015-01452SV BIBB DAVID L+GWENDOLYN R 17817 NE 115TH WAY REDMOND, WA 98052
2015-01452SV BJAJ SHARAD+KHANNA AARTI 11923 178TH PL NE REDMOND, WA 98052	2015-01452SV BURKETTE MICHAEL E+ROSE M 11666 175TH PL NE REDMOND, WA 98052	2015-01452SV CARLSON JENNIFER 11815 179TH PL NE REDMOND, WA 98052
2015-01452SV CESARIO MARCIO A G+FLAVIA 11925 179TH PL NE REDMOND, WA 98052	2015-01452SV CHANDRASEKARAN ASHOK 17809 NE 120TH WAY REDMOND, WA 98052	2015-01452SV CHECK MARTIN P+NEETA 11474 176TH CT NE REDMOND, WA 98052
2015-01452SV CHEN HUNG-SHIUN+SHANG 12031 179TH PL NE REDMOND, WA 98052	2015-01452SV CHEN JUNPU+LU ZHANG 12105 178TH PL NE REDMOND, WA 98052	2015-01452SV CHEN WAYNE T+SU HYUN 11790 178TH PL NE REDMOND, WA 98052
2015-01452SV CHEN YING TING 11687 179TH PL NE REDMOND, WA 98052	2015-01452SV CHENG LONG+YIJIA CHEN 11881 178TH PL NE REDMOND, WA 98052	2015-01452SV CHERRY CREEK ESTATE 11878 178TH PL NE REDMOND, WA 98052
2015-01452SV CHOKSHI BHAUMIK MAYANKBHAI 11452 178TH AVE NE REDMOND, WA 98052	2015-01452SV COELHO ALEXANDRE A+LARISSA 17672 NE 119TH CT REDMOND, WA 98052	2015-01452SV COLLEY FRED T III+JENNIFER 11568 178TH PL NE REDMOND, WA 98052

Attachment 2

2015-01452SV
CORDELL RICHARD+BO
17656 NE 119TH CT
REDMOND, WA 98052

2015-01452SV
CURAN JOHN P
11738 175TH PL NE
REDMOND, WA 98052

2015-01452SV
Current Resident
11500 176TH CT NE
REDMOND, WA 98052

2015-01452SV
Current Resident
17656 NE 116TH ST
REDMOND, WA 98052

2015-01452SV
Current Resident
11864 178TH AVE NE
REDMOND, WA 98052

2015-01452SV
Current Resident
11671 179TH PL NE
REDMOND, WA 98052

2015-01452SV
Current Resident
17830 NE 117TH CT
REDMOND, WA 98052

2015-01452SV
Current Resident
17821 NE 117TH CT
REDMOND, WA 98052

2015-01452SV
Current Resident
17825 NE 117TH CT
REDMOND, WA 98052

2015-01452SV
Current Resident
17829 NE 117TH CT
REDMOND, WA 98052

2015-01452SV
Current Resident
17817 NE 117TH CT
REDMOND, WA 98052

2015-01452SV
Current Resident
17807 NE 117TH CT
REDMOND, WA 98052

2015-01452SV
Current Resident
17801 NE 117TH CT
REDMOND, WA 98052

2015-01452SV
Current Resident
11790 178TH AVE NE
REDMOND, WA 98052

2015-01452SV
Current Resident
11872 178TH PL NE
REDMOND, WA 98052

2015-01452SV
Current Resident
12145 179TH PL NE
REDMOND, WA 98052

2015-01452SV
Current Resident
12033 179TH PL NE
REDMOND, WA 98052

2015-01452SV
Current Resident
17674 NE 121ST CT
REDMOND, WA 98052

2015-01452SV
Current Resident
12016 176TH AVE NE
REDMOND, WA 98052

2015-01452SV
Current Resident
12014 176TH AVE NE
REDMOND, WA 98052

2015-01452SV
Current Resident
12012 176TH AVE NE
REDMOND, WA 98052

2015-01452SV
Current Resident
12010 176TH AVE NE
REDMOND, WA 98052

2015-01452SV
Current Resident
17664 NE 119TH CT
REDMOND, WA 98052

2015-01452SV
Current Resident
11553 179TH CT NE
REDMOND, WA 98052

2015-01452SV
Current Resident
17811 NE 117TH CT
REDMOND, WA 98052

2015-01452SV
Current Resident
11880 176TH AVE NE
REDMOND, WA 98052

2015-01452SV
Current Resident
11848 176TH AVE NE
REDMOND, WA 98052

2015-01452SV
DALAL VIHANG+POORVA ARANKAL
17514 NE 119TH WAY
REDMOND, WA 98052

2015-01452SV
DARBHA SATISH+SWATHI R
12020 176TH AV NE
REDMOND, WA 98052

2015-01452SV
DEO NIRANJAN+VIDYA JOSHI
11458 178TH AVE NE
REDMOND, WA 98052

Attachment 2

2015-01452SV
DHAKAL RAMJI+ARATI DAHAL
17822 NE 115TH WAY
REDMOND, WA 98052

2015-01452SV
DOSHI ANURAGKUMAR K+GUDDI
11921 179TH PL NE
REDMOND, WA 98052

2015-01452SV
DOUGHERTY FRANCIS X+MARIANN
12016 176TH AV NE
REDMOND, WA 98052

2015-01452SV
DUNLAP JANETTE L
11928 179TH PL NE
REDMOND, WA 98052

2015-01452SV
EWING ERIC JF+REDMAN BRUCE
17508 NE 119TH WAY
REDMOND, WA 98052

2015-01452SV
FARAHDEL HASSAN+FROUZESH
12026 178TH PL NE
REDMOND, WA 98052

2015-01452SV
FISCHER VILLAGE HOA
16541 REDMOND WAY PMB 381-C
REDMOND, WA 98052

2015-01452SV
FISCHER VIOLA K
11864 178TH PL NE
REDMOND, WA 98052

2015-01452SV
FUNG BRAHMNES T F
11884 175TH PL NE
REDMOND, WA 98052

2015-01452SV
GERBER KASSIDY C+SANTANIELL
11501 176TH CT NE
REDMOND, WA 98052

2015-01452SV
GHATE PRADIP SHRIRANG+SUSHA
17677 NE 121ST CT
REDMOND, WA 98052

2015-01452SV
GOLI NAVEEN+VEENADHARI
17664-A NE 119TH CT
REDMOND, WA 98052

2015-01452SV
GOODSELL STEVEN J+CHANG
12039 179TH PL NE
REDMOND, WA 98052

2015-01452SV
GRIFFIN CANDACE
PO BOX 317
REDMOND, WA 98052

2015-01452SV
GUO CHENLEI+MA JIEMING
11922 178TH PL NE
REDMOND, WA 98052

2015-01452SV
GUPTA AJAY+LOVEL G
11930 179TH PL NE
REDMOND, WA 98052

2015-01452SV
GUPTA ANUPAM+SANGEETA
11752 176TH AVE NE
REDMOND, WA 98052

2015-01452SV
HAMDAN OSAMA A+KIFAH A
17671 NE 119TH CT
REDMOND, WA 98052

2015-01452SV
HAZELWOOD HOA
8040 161ST AVE NE #423
REDMOND, WA 98052

2015-01452SV
HERNANDEZ SARA C OROPEZA
17808 NE 115TH WAY
REDMOND, WA 98052

2015-01452SV
HERRING LUIS CARLOS VARGAS
12028 179TH PL NE
REDMOND, WA 98052

2015-01452SV
HORIZON CUSTOM HOMES LLC
PO BOX 1267
RENTON, WA 98057

2015-01452SV
HUANG CHANG+YAN SHEN
12022 178TH PL NE
REDMOND, WA 98052

2015-01452SV
HUANG CHI JANG+WANG WAN JIU
11437 179TH CT NE
REDMOND, WA 98052

2015-01452SV
INBAR EYAL+LIANIT
12123 177TH CT NE
REDMOND, WA 98052

2015-01452SV
IYER VENKATRAMAN BALASUBRAM
12101 178TH PL NE
REDMOND, WA 98052

2015-01452SV
JAMBOTKAR GAUTAM D+KAMAT KS
11760 176TH AVE NE
REDMOND, WA 98052

2015-01452SV
JAYAPALAN RAJ+KABALEESWARAN
12109 178TH PL NE
REDMOND, WA 98052

2015-01452SV
JIA RUIBIN+TONG LIN
5442 119TH AVE SE
BELLEVUE, WA 98006

2015-01452SV
JOSHI ANJALI
11445 179TH CT NE
REDMOND, WA 98052

Attachment 2

2015-01452SV JOSHI SACHIN JAYANT+RESHMA 17898 NE 117TH CT REDMOND, WA 98052	2015-01452SV KAKULAMARRI LAXMI N+BOYANPA 17665 NE 119TH CT REDMOND, WA 98053	2015-01452SV KALIL WYLE+DAOUDIEH NISREEN 11914 178TH PL NE REDMOND, WA 98052
2015-01452SV KANADE ABHIJAT+KESHKAMAT 17667 NE 121ST CT REDMOND, WA 98052	2015-01452SV KAPNER CHARLES 12104 178TH PL NE REDMOND, WA 98052	2015-01452SV KARIMI FARAJ+MARYAM 17653 NE 119TH CT REDMOND, WA 98052
2015-01452SV KEATING JONAS+CHRISTINE 11931 179TH PL NE REDMOND, WA 98052	2015-01452SV KHAN MUZZAMMIL+KHADIJA 12020 178TH PL NE REDMOND, WA 98052	2015-01452SV KHERA TARUN+APEKSHA GODIYAL 11572 178TH PL NE REDMOND, WA 98052
2015-01452SV KIM SEUNG G+KYOUNG Y 12023 178TH PL NE REDMOND, WA 98052	2015-01452SV KING COUNTY-PROPERTY SVCS 500 4TH AVE SEATTLE, WA 98004	2015-01452SV KRISHNA VIJAY+PREETI 17529 NE 120TH WAY REDMOND, WA 98052
2015-01452SV KUMAR KIRAN+BINA VISWANATH 17680 NE 121ST CT REDMOND, WA 98052	2015-01452SV KUMAR KSHAMA S+SUJIT S 11898 178TH PL NE REDMOND, WA 98052	2015-01452SV KUZNETSOVA EKATERINA 17756 NE 114TH CT REDMOND, WA 98052
2015-01452SV LARSON ANDER K+SUTAROVA EVA 11768 176TH AVE NE REDMOND, WA 98052	2015-01452SV LEVY EAL+MEIRAV FANI 12119 177TH CT NE REDMOND, WA 98052	2015-01452SV LEWORTY MICHAEL+CROSS BELIN 17681 NE 121ST CT REDMOND, WA 98052
2015-01452SV LI LU HUA+FUHWEI LWO 17525 NE 120TH WAY REDMOND, WA 98052	2015-01452SV LIN CHAO-CHUNG+YI-FEN CHOU 11866 175TH PL NE REDMOND, WA 98052	2015-01452SV LIU HUIMIN+FALLAH-MOGHADDAM 17662 NE 121ST CT REDMOND, WA 98052
2015-01452SV LIU XUNYI 16541 REDMOND WAY #496C REDMOND, WA 98052	2015-01452SV LLIESCU VALENTIN+ALINA MARI 11564 178TH PL NE REDMOND, WA 98052	2015-01452SV LO JUSTIN C 11750 175TH PL NE REDMOND, WA 98052
2015-01452SV MA YAN+WEI SHI 12034 179TH PL NE REDMOND, WA 98052	2015-01452SV MADHUSOODANAN JULIE+SRINIVA 12014 176TH AV NE REDMOND, WA 98052	2015-01452SV MARCELAIS MICHAEL+LIN 11505 176TH CT NE REDMOND, WA 98052
2015-01452SV MEHTA MAYANK+NIKITA BABEL 11610 176TH AVE NE REDMOND, WA 98052	2015-01452SV MOHAMED ABDULWAJID+SHAHINA 11758 175TH PL NE REDMOND, WA 98052	2015-01452SV MOVVA RAMU+MADHUSRI 17691 NE 122ND ST REDMOND, WA 98052

Attachment 2

2015-01452SV MURRAY WILLIAM R 11712 176TH AVE NE REDMOND, WA 98052	2015-01452SV MUTHUSAMY RANGARAJAN+PALANI 11569 179TH CT NE REDMOND, WA 98052	2015-01452SV NAIR RAJEET+NIDHI CHAUDHARI 11915 178TH PL NE REDMOND, WA 98052
2015-01452SV NARAYANAN MURALI+MYTHILI 11918 178TH PL NE REDMOND, WA 98052	2015-01452SV NATH YOGESH+DHRITI DIXIT 11581 179TH CT NE REDMOND, WA 98052	2015-01452SV NAVIN JOY+NISHI NAVIN 11929 179TH PL NE REDMOND, WA 98052
2015-01452SV NELSON KIMBERLY 17685 NE 121ST CT REDMOND, WA 98052	2015-01452SV NGUYEN RAYMOND H+TOT B 12114 177TH CT NE REDMOND, WA 98052	2015-01452SV NI HONG 11956 176TH AVE NE REDMOND, WA 98052
2015-01452SV OSTERGREN BRIAN H+WAN QIAOL 11449 178TH AVE NE REDMOND, WA 98052	2015-01452SV PANDEY LOKESH+MOHITA KAUSHI 11576 178TH PL NE REDMOND, WA 98052	2015-01452SV PASALA SURESH CHOWDARY+DEEP 11441 179TH CT NE REDMOND, WA 98052
2015-01452SV PENKOV IVAN S+DARINA D DECH 15606 NE 40TH ST #L246 REDMOND, WA 98052	2015-01452SV PEREZ JUAN J+KRYSTAL L D 17801 NE 120TH WAY REDMOND, WA 98052	2015-01452SV PERUMAL PALANI+JAYABARATHY 11823 179TH PL NE REDMOND, WA 98052
2015-01452SV PONNUSAMY KRUTHIKA+SETHURAM 11455 178TH PL NE REDMOND, WA 98052	2015-01452SV PRABHU VASUDEV+SANGEETA MAR 11663 179TH PL NE REDMOND, WA 98052	2015-01452SV PRAVAT DANIEL+CLAUDIA 11547 179TH CT NE REDMOND, WA 98052
2015-01452SV PRINCE LUTHER W+SUSAN K 17518 NE 119TH WAY REDMOND, WA 98052	2015-01452SV PURUSHOTHAMAN SHANMUGA 11584 178TH PL NE REDMOND, WA 98052	2015-01452SV QIN BAI LIN+YUPING LIU 12025 178TH PL NE REDMOND, WA 98052
2015-01452SV RAJURS DINESH+MADHURI 17673 NE 121ST CT REDMOND, WA 98052	2015-01452SV RAMAMOORTHY GANESH+ANITA IY 11655 179TH PL NE REDMOND, WA 98052	2015-01452SV RAMAN SANTHOSH+VEDHASHREE R 11515 176TH CT NE REDMOND, WA 98052
2015-01452SV RAMMANOHAR ARUMUGAM+KALYANI 11874 175TH PL NE REDMOND, WA 98052	2015-01452SV RANJAN PIYUSH+SUKANYA 11580 178TH PL NE REDMOND, WA 98052	2015-01452SV RATHI JAY RAMCHANDRA+BHAVNA 11819 179TH PL NE REDMOND, WA 98052
2015-01452SV RAY MEADOWS LLC 22106 76TH AVE W #B EDMONDS, WA 98026	2015-01452SV ROBERTS SCOTT A+STEPHANIE R 11887 178TH PL NE REDMOND, WA 98052	2015-01452SV ROUSSEL COREY MICHAEL+LAURE 11509 176TH CT NE REDMOND, WA 98052

Attachment 2

2015-01452SV
S&I PROPERTIES LLC
23609 56TH AVE W
MOUNTLAKE TERRACE, WA 98043

2015-01452SV
SHIEH JON-YIE+KO HUEI-LING
16426 NE 40TH ST
REDMOND, WA 98052

2015-01452SV
SKINNER-GRAY JULIAN+JENNIFE
11478 176TH CT NE
REDMOND, WA 98052

2015-01452SV
SONI ASHISH+MENKA
11878 175TH PL NE
REDMOND, WA 98052

2015-01452SV
STOVER RICHARD+NEVIL TYSON
11679 179TH PL NE
REDMOND, WA 98057

2015-01452SV
SYRELL STEVEN+SVENJA GUDELL
17750 NE 114TH CT
REDMOND, WA 98052

2015-01452SV
TILLEY DENNIS L+DANIELLE R
11746 175TH PL NE
REDMOND, WA 98052

2015-01452SV
UJJWAL SINHA
11742 175TH PL NE
REDMOND, WA 98052

2015-01452SV
VENATI JAGADISH+BASKARAN
11919 178TH PL NE
REDMOND, WA 98052

2015-01452SV
WARD ROBERT & MICHELLE
11811 179TH PL NE
REDMOND, WA 98052

2015-01452SV
SAUCERMAN DUANE B+KARA
11821 179TH PL NE
REDMOND, WA 98058

2015-01452SV
SHIM NATHAN+EUN JI CHO
11862 175TH PL NE
REDMOND, WA 98052

2015-01452SV
SOBHANI DOLLY+MAL DIBYENDU
11508 176TH CT NE
REDMOND, WA 98052

2015-01452SV
SPENCER MONICA L
17657 NE 119TH CT
REDMOND, WA 98053

2015-01452SV
STOWE DEAN
17663 NE 121ST CT
REDMOND, WA 98052

2015-01452SV
TEO PENG HENG+KIT BING TAM
12032 179TH PL NE
REDMOND, WA 98052

2015-01452SV
TUFFAHA NASEEM+LENA KHALAF
12019 178TH PL NE
REDMOND, WA 98052

2015-01452SV
VALLENE BRIAN E+MICHELLE M
17661 NE 119TH CT
REDMOND, WA 98053

2015-01452SV
VENKATASUBRAMANIAN KISHORE
11917 179TH PL NE
REDMOND, WA 98052

2015-01452SV
WEBSTER JAMES R+DAWN M
12115 177TH CT NE
REDMOND, WA 98052

2015-01452SV
SEKARAN DHIGHA+PANDIAN AGNI
11886 178TH PL NE
REDMOND, WA 98052

2015-01452SV
SINGH MANINDER+THIND RAMAN
11456 178TH PL NE
REDMOND, WA 98052

2015-01452SV
SOMANATHAN MUTHUVEER+SUJATH
11560 178TH PL NE
REDMOND, WA 98052

2015-01452SV
SRINIVASAN LAKSHMINARAYANA+
11511 176TH CT NE
REDMOND, WA 98052

2015-01452SV
SURESH SHIVALINGALAH+MAMATH
11927 178TH PL NE
REDMOND, WA 98052

2015-01452SV
THAKKAR PULIN
11662 175TH PL NE
REDMOND, WA 98052

2015-01452SV
TUNG LE-WU+ TSAI SHU-CHEN
17660 NE 119TH CT
REDMOND, WA 98052

2015-01452SV
VANDEVOORT BRADLEY+CAROLYN
12024 178TH PL NE
REDMOND, WA 98052

2015-01452SV
WANG YU
17890 NE 117TH CT
REDMOND, WA 98052

2015-01452SV
WHISTLER'S RIDGE HOA
PO BOX 2347
REDMOND, WA 98073

Attachment 2

2015-01452SV
XIE JIAWEI+LIYI ZHU
17814 NE 115TH WAY
REDMOND, WA 98052

2015-01452SV
YALAMANCHILI MALIK+BOBBA
17670 NE 121ST CT
REDMOND, WA 98053

2015-01452SV
XIE SIYANG+SIWEN SUN
17652 NE 119TH CT
REDMOND, WA 98052

2015-01452SV
YU HAIFENG+MINYI HUANG
11870 178TH PL NE
REDMOND, WA 98052

2015-01452SV
XU SHILIYANG+FAN ZHOUYING
11868 176TH AVE NE
REDMOND, WA 98052



Date: July 14, 2016

SUBJECT: Hawks Glen

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: Hawks Glen

Application Type: Land Division Subdivision

File Number: LAND-2015-01452

Project Description: Subdivide one parcel into 19 lots, 8 duplexes and 11 single family residences. One duplex will meet affordable housing requirements.

Project Location: 17656 NE 116th Street

Site Address, If Applicable: 17656 NE 116TH ST

Size of Subject Area in Acres: 9.76 Sq.Ft. 0

Applicant: Moira Haughian

Process Type: III (see attached flow chart)

A Public Hearing is not required for this application type.

Required Permits, not a part of this application:

Building Permits, Fire Permits, Public Works Permits, Sign Permit/Program

Required Studies:

Critical Aquifer Recharge Area Report, Stormwater Report, Stream Reconnaissance Report, Traffic Study, Tree Health Assessment, Wetland Report

Existing Environmental Documents, relevant to this application:

SEPA Checklist

Important Dates

Application & Completeness Date: June 29, 2016

Notice of Application Date: July 14, 2016

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to **Aug 4, 2016**. 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 25PL, 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: Sarah Vanags

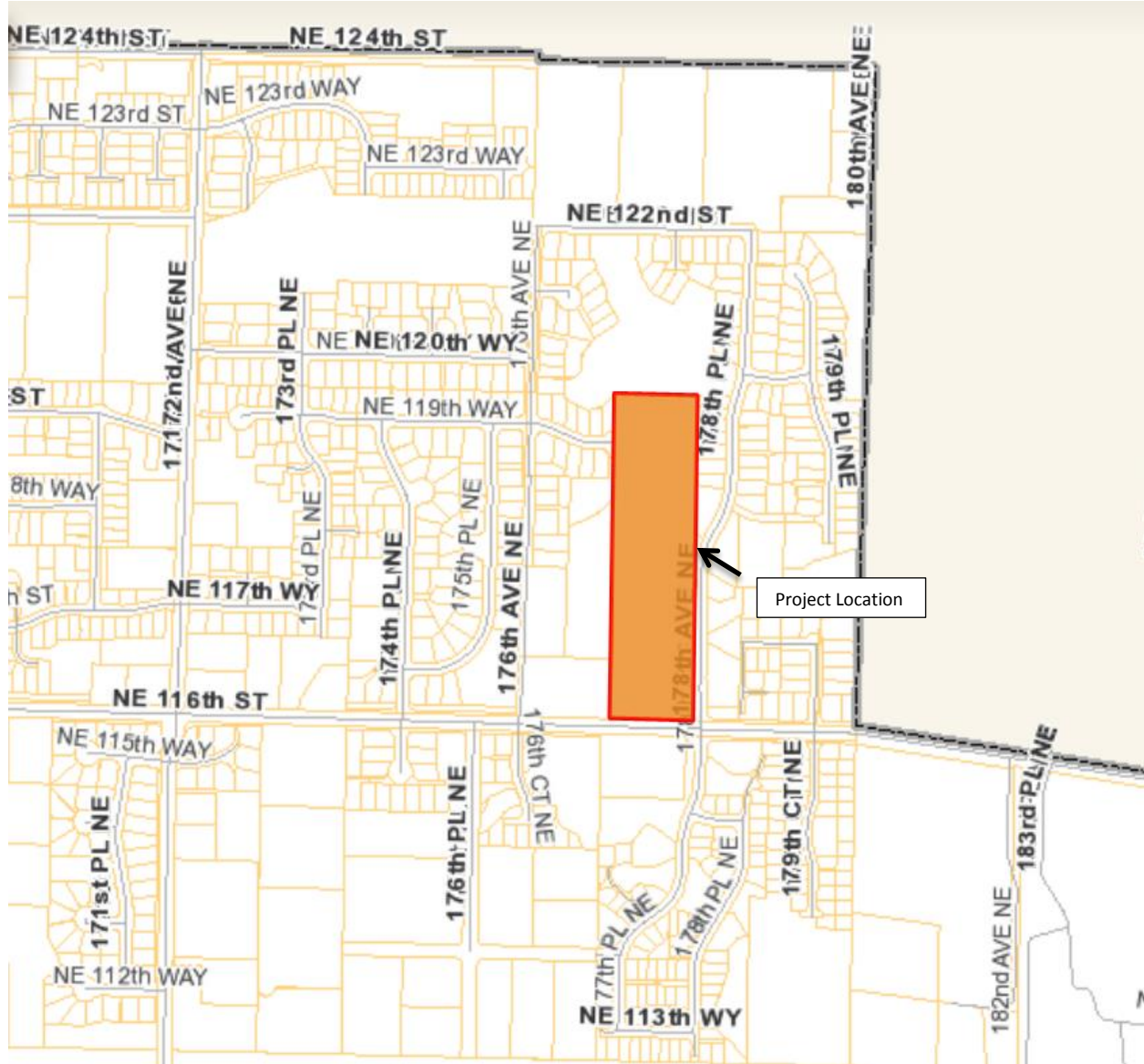
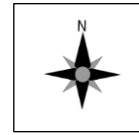
Phone Number: 425-556-2426

Email: svanags@redmond.gov

VICINITY MAP

Hawks Glen, LAND-2015-01452

Parcel Number: 2526059067



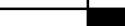
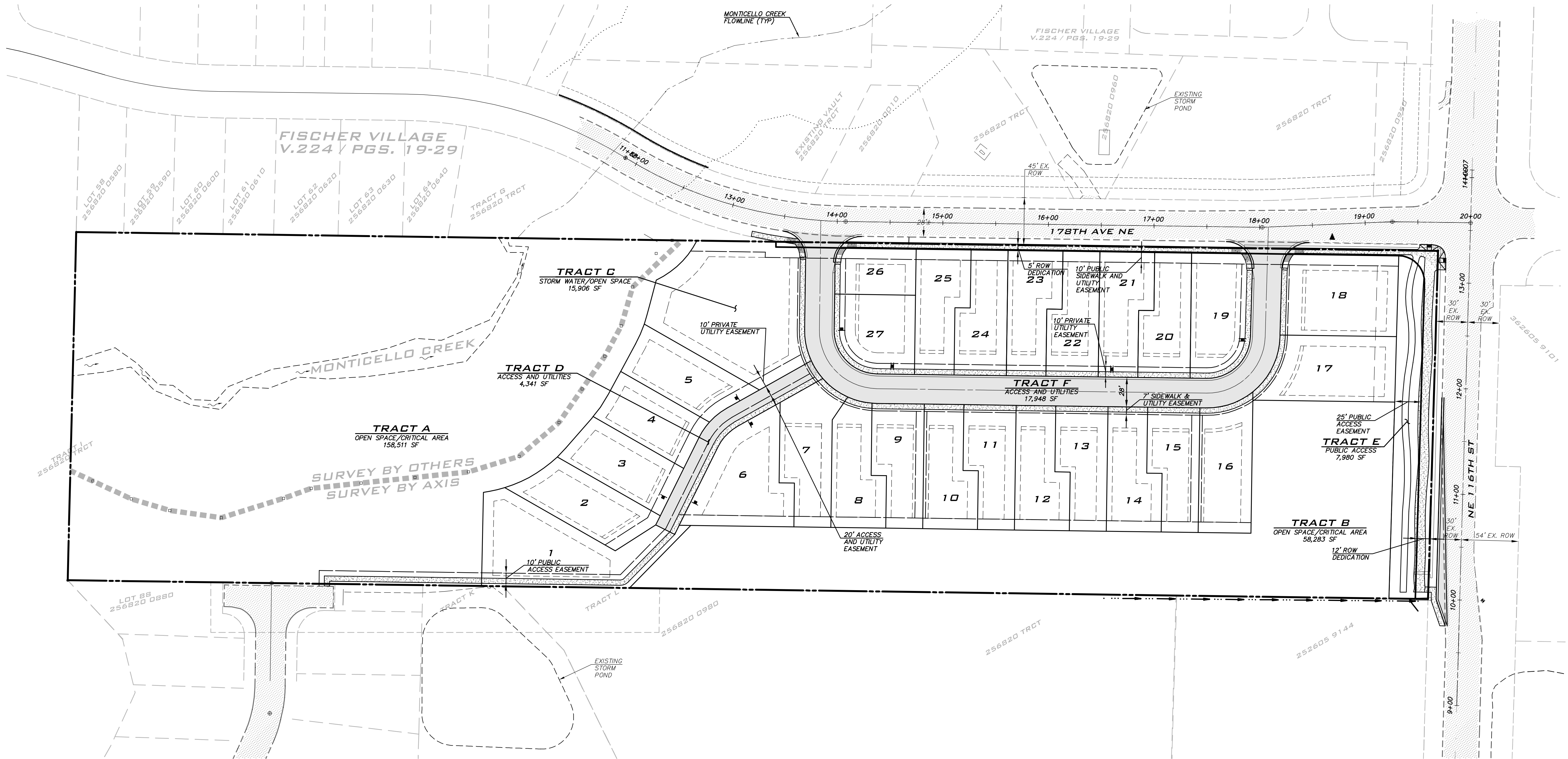
SCALE:
AS NOTED[illegible][illegible]

CITY OF REDMOND WASHINGTON

PAGE 1 OF 1

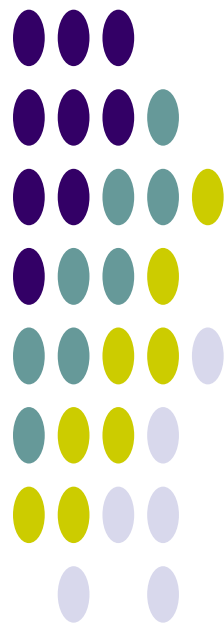
N

SCALE: 1" = 50'

A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 25, 50, and 100, representing feet. The total length of the bar is 100 feet.

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
Attachment 2



Denotes Applicant Action



Denotes City Action

**Application
Submitted**

**1st Technical
Committee Review**



**Notice of Application
Posted/Mailed**



**Neighborhood Meeting
held**

**Technical Committee requests
Additional Information from
applicant, OR is ready to issue
a decision on the application**

**If Additional
Information
is needed**

**Application
resubmitted
by applicant**

**2nd Technical
Committee review**

**If Technical
Committee is
ready to issue a
decision**

Cycle repeats until Technical Committee is ready to issue a decision



**Notice of Decision is mailed
to Parties of Record**



**If appealed, Notice of Appeal
Hearing Sent to Parties of
Record**



Appeal Hearing Held



**Hearing Examiner issues
decision on appeal**



**If Hearing Examiner's
Decision on Appeal is appealed to
the City Council, notice of Closed
Record City Council Appeal
Hearing is sent to all parties
entitled to participate in hearing**



**Closed Record City Council
Appeal Hearing Held**



**City Council issues decision
on appeal**



Notes on Participation Points 1-9

Attachment 2

#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.).

Attachment 2



BLUELINE

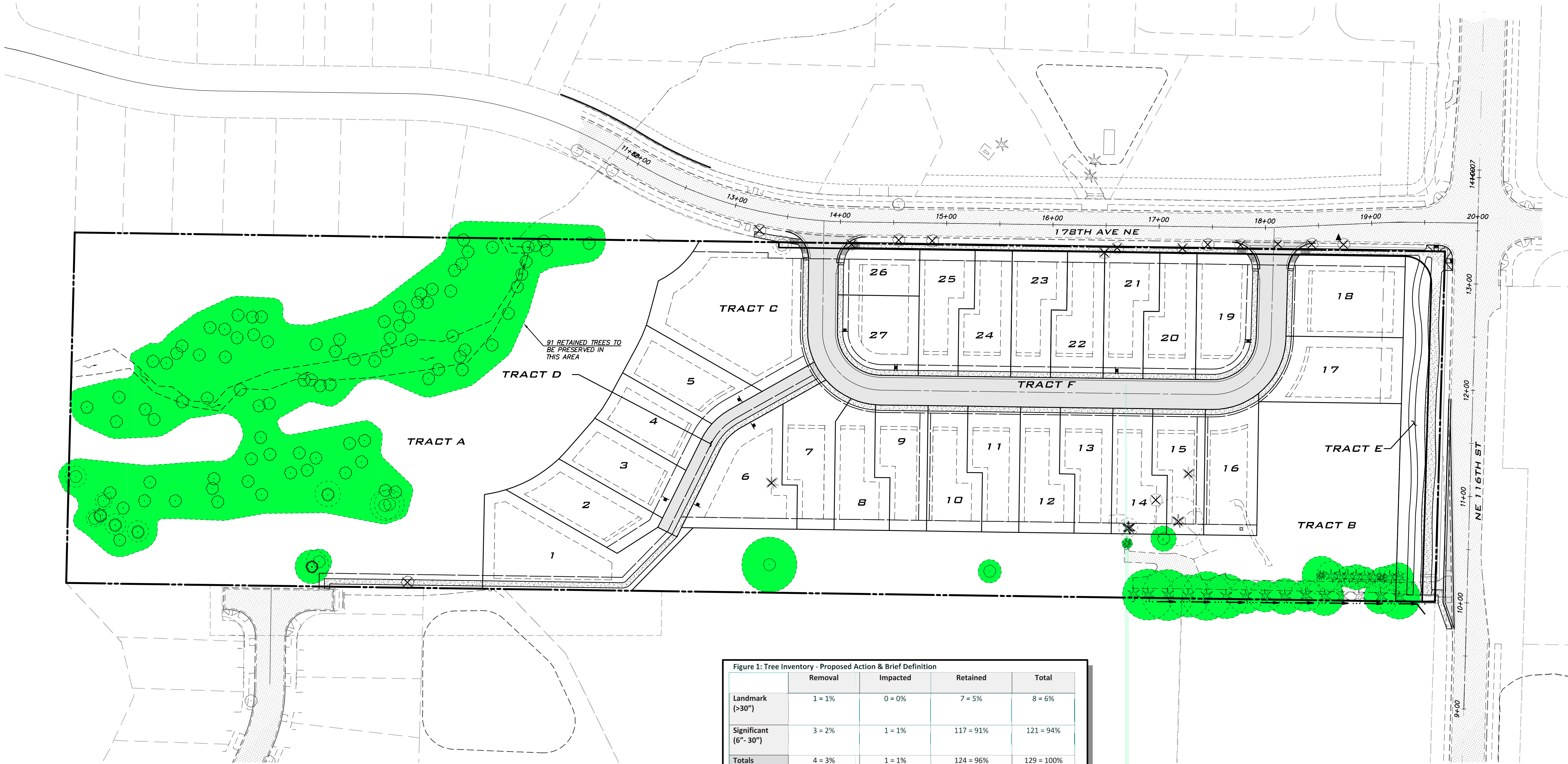
SCALE:
AS NOTED

PROJECT MANAGER:
BRETT PUDISTS, PE


PROJECT ENGINEER:
BRETT PUDISTS, PE


DESIGNER:
CHRIS DIETZ

ISSUE DATE:
11/23/2015



TREE LEGEND

 EXISTING TREE TO BE REMOVED

 EXISTING TREE TO REMAIN


 AREA OF PRESERVED TREES

Figure 1: Tree Inventory - Proposed Action & Brief Definition				
	Removal	Impacted	Retained	Total
Landmark (>30")	1 = 1%	0 = 0%	7 = 5%	8 = 6%
Significant (6"- 30")	3 = 2%	1 = 1%	117 = 91%	121 = 94%
Totals	4 = 3%	1 = 1%	124 = 96%	129 = 100%
Replacement Trees	6	0	0	6

Numbers are generated based on site conditions, proposed development, and City requirements. Significant trees are to be replaced at a 1:1 ratio; Landmark trees at a 3:1 ratio. Each significant tree removed beyond 35-percent retention must be replaced at a 3:1 ratio.

Replacement Tree Calculations

Landmark trees to be replaced at 3:1 = 3 x 1 = 3 replacement trees

Significant trees removed to be replaced at 1:1 = 1 x 3 = 3 replacement trees

Significant trees removed beyond the 35% minimum threshold to be replaced 3:1 = 3 x 0 = 0 replacement trees.

Significant trees removed to be replaced at 1:1 minus trees to be replaced at 3:1 = 0 - 0 = 0 x 0 = 0 replacement trees.

PUBLIC NOTICE TREE PLAN

HAWKS GLEN

17656 NE 116TH ST

PARCEL #2526059067

CITY OF REDMOND

WASHINGTON

JOB NUMBER:
14-332

SHEET NAME:
PNTTP-01

SHT 1 OF 1