



NOTICE OF PUBLIC HEARING

PUBLIC HEARING DATE: February 9, 2009

TIME: 7 PM

PLACE: CITY COUNCIL CHAMBERS, CITY HALL 15670 NE 85TH Street, Redmond WA 98052

BY: Hearing Examiners, Towell Rice Taylor LLC

PROJECT NAME: COSTCO Fuel Station - Conditional Use Permit (CUP)

File No. L080457

PERMIT TYPE: Type IV, Conditional Use Permit (CUP)

APPLICANT: Taylor Union Hill, LLC & Magnussen Cadman LLC

ADDRESS: 15 Lake Bellevue Drive #102, Bellevue, WA 98005

PROJECT DESCRIPTION: Conditional Use Permit for the construction of a 16 pump fuel station; including a roof canopy. This project is associated with the Costco Store on a site area of 15.4 acres.

PROJECT LOCATION: 188th Avenue NE & NE 76th Street, Redmond

SIZE OF SUBJECT AREA IN SQUARE FOOTAGE: 670,824 **ACRES:** 15.40 **PARCEL NO.:** 072506-9129

ZONING: MP **COMPREHENSIVE PLAN DESIGNATION:** Manufacturing Park **APPLICATION DATE:** 11/18/08

REQUIRED PERMITS: Conditional Use Permit, Building Permit(s)/Misc. Public Works

REQUIRED PERMITS, NOT PART OF THIS APPLICATION: Building Permit(s)/Misc. Public Works; Short Plat; Site Plan Entitlement; Binding Site Plan

REQUIRED STUDIES: Geotechnical Study

SEPA THRESHOLD DETERMINATION: Exempt from SEPA

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 prior to the hearing to be received no later than **FEBRUARY 9, 2009, by 5 PM**. Only Parties of Record will have the right to request reconsideration of the Hearing Examiner's Recommendation and/or appeal of the Decision to City Council. The staff contact for this project, Asma Jeelani, Associate Planner, may be reached at 425-556-2443, FAX 425 556-2400, or email ajeelani@redmond.gov. Mailing address: City Hall, 15670 N.E. 85th Street, Redmond, WA 98073-9710.

INFORMATION AVAILABLE: A copy of the Staff Report to the Hearing Examiner will be available for review in the project file 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 and is located at City Hall, 15670 N.E. 85th Street, Redmond, WA 98073-9710 (425-556-2473).

PUBLIC HEARING INFORMATION AVAILABLE: Following the hearing to be held on **FEBRUARY 9, 2009**, a copy of the decision 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. 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.

DATE OF NOTICE: January 19, 2009