



April 11, 2014

**RE: Notice of Public Hearing, Benjamin Estates PPL, LAND-2013-00814  
Public Hearing before the Hearing Examiner**

Thara:

Attached is the public notice to be posted no later than MONDAY, April 14, 2014, 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



CHERYL XANTHOS  
DEPUTY CITY CLERK



# ATTACHMENT 9 CITY OF REDMOND NOTICE OF PUBLIC HEARING

For more information about this project visit [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)

## PROJECT INFORMATION

PROJECT NAME: BENJAMIN ESTATES PRELIMINARY PLAT

FILE NUMBER: LAND 2013-00814

PROJECT DESCRIPTION: SUBDIVIDE 2.66 ACRES INTO 14 SINGLE FAMILY LOTS

PROJECT LOCATION: NE 100<sup>TH</sup> STREET & 136<sup>TH</sup> AVENUE NE

SITE ADDRESS, IF APPLICABLE: 13640 NE 100<sup>TH</sup> STREET, REDMOND, WA 98052

SIZE OF SUBJECT AREA IN ACRES: 2.66 SQ.FT. 115,870

APPLICANT: KEVIN O'BRIEN

PROCESS TYPE: III

SEPA THRESHOLD DETERMINATION: EXEMPT

REQUIRED PERMITS: PRELIMINARY PLAT APPROVAL

REQUIRED PERMITS, NOT A PART OF THIS APPLICATION:

BUILDING PERMITS, FIRE PERMITS, PUBLIC WORKS PERMITS

REQUIRED STUDIES:

STORMWATER REPORT, TRAFFIC STUDY, TREE HEALTH ASSESSMENT

EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS APPLICATION: ENVIRONMENTAL CHECKLIST

## CITY CONTACT INFORMATION:

PROJECT PLANNER NAME: THARA JOHNSON

PHONE NUMBER: 425-556-2470

EMAIL: [TMJOHNSON@REDMOND.GOV](mailto:TMJOHNSON@REDMOND.GOV)

## REGULATORY INFORMATION

ZONING: RIN

COMPREHENSIVE PLAN DESIGNATION: SINGLE-FAMILY URBAN

CONSISTENT WITH COMPREHENSIVE PLAN: YES

APPLICABLE DEVELOPMENT REGULATIONS: REDMOND MUNICIPAL CODE & ZONING CODE

## IMPORTANT DATES

APPLICATION & COMPLETENESS DATE: JANUARY 30, 2014

PUBLIC HEARING DATE & TIME: MAY 5, 2014; 7 PM OR AS SOON AS THEREAFTER AS POSSIBLE

PLACE: CITY COUNCIL CHAMBERS, CITY HALL 15670 NE 85<sup>TH</sup> STREET, REDMOND WA 98052

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

DATE OF NOTICE: APRIL 14, 2014

**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 (INSERT HEARING DATE), BY 5 PM. 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 85<sup>TH</sup> STREET, P.O. BOX 97010, MAIL STOP 2SPL, REDMOND, WA 98073-9710, OR FAX TO 425-556-2400. YOU MUST BECOME A PARTY OF RECORD TO RETAIN YOUR RIGHT TO APPEAL.

**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 MAY 5, 2014, 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; OR AVAILABLE AT [HTTP://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.





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: Michelle M. Hart, MMC  
PHONE 556-2190

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 MAY 5, 2014, at 7 pm

At the Redmond City Hall Council Chambers for a public hearing on an application for a Type III Preliminary Plat for 2.66 Acres of RIN Zoned property into 14 single-family lots

Project: Benjamin Estates PPL, LAND-2013-00814

Location: NE 100<sup>th</sup> Street & 136<sup>th</sup> Avenue NE

Contact 425 556-2470 / tmjohnson@redmond.gov

DISPLAY DATES FOR MESSAGE ON THIS FORM:

BEGIN Monday, April 14, 2013 END Monday, May 5, 2014

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.

/s/ Michelle M. Hart, MMC  
Signed

April 11, 2014  
Date

# ATTACHMENT 9

LAND 2013-00814  
CURRENT RESIDENT  
13437 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
9809 138TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
Bodien, Dan & Rose  
13443 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13615 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13455 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13711 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
9717 138TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13625 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13605 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
J. Caspell & E. Cesarone  
13645 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13441 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13456 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13450 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13444 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
10033 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
10039 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
10045 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
10125 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
10205 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
S. Dorrah & W. Poupore  
10032 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
10042 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
10030 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
10020 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
10028 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13640 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
10012 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13604 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13616 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
10048 138TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
Cindi & Greg Sheehan  
10024 138TH AVE NE  
KIRKLAND, WA 98033

# ATTACHMENT 9

LAND 2013-00814  
Schneider, Linda & Grant  
10010 138TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
10052 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13617 NE 102ND ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13631 NE 102ND ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13641 NE 102ND ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13651 NE 102ND ST  
KIRKLAND, WA 98033

LAND 2013-00814  
Rick Westman  
13655 NE 102ND ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13650 NE 102ND ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13636 NE 102ND ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13626 NE 102ND ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
13616 NE 102ND ST  
KIRKLAND, WA 98033

LAND 2013-00814  
CURRENT RESIDENT  
10224 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
Robert Jaeger  
Interlake Sporting Assoc.  
PO Box 203  
Kirkland, WA 98083-2035

LAND 2013-00814  
Tom Matthew  
13219 NE 108<sup>th</sup> Street  
Kirkland, WA 98033

LAND 2013-00814  
Robert Fitzmaurice  
15 Lake Bellevue Drive, Ste. 102  
Bellevue, WA 98005

LAND 2013-00814  
Craig Sears  
15 Lake Bellevue Drive, Ste. 102  
Bellevue, WA 98005

LAND 2013-00814  
Glenn Stinson  
12318 – 101<sup>st</sup> Circle  
Kirkland, WA 98034

LAND 2013-00814  
Kevin O'Brien  
Benjamin 13 LLC  
15 Lake Bellevue Drive, Ste. 102  
Bellevue, WA 98005

LAND 2013-00814  
BARNES JOHN R+KIRSTEN S  
13418 NE 108TH ST  
REDMOND, WA 98052

LAND 2013-00814  
BENJAMIN JEANE M  
13640 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
BENJAMIN JEANE M  
13604 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
BERG-SMITH JOELLEN J  
21529 SR 9 SE  
WOODINVILLE, WA 98072

LAND 2013-00814  
BODIEN DANFORTH G  
10048 138TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
BOYLAN CHRISTOPHER JOSEPH+J  
13443 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
BRISON JUDITH A  
13651 NE 102ND  
KIRKLAND, WA 98033

LAND 2013-00814  
Burgess, Troy & Beth  
10052 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
BURGESS TROY  
10012 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
CESARONE EDWARD A  
13645 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
COHEN SHELLY LYNN  
13615 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
D'AMATO LEONARD PAUL+DORCAS  
10045 136TH AVE NE  
KIRKLAND, WA 98033

# ATTACHMENT 9

LAND 2013-00814  
DOUGAN STEVEN P JR  
13455 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
ECHOLS KATHERINE M  
13616 NE 102ND ST  
KIRKLAND, WA 98033

LAND 2013-00814  
EVANS COMPANY THE  
1457 130TH AVE NE  
BELLEVUE, WA 98005

LAND 2013-00814  
FACKRELL ALMON+TIFFANY  
17410 113TH AVE NE  
BOTHELL, WA 98011

LAND 2013-00814  
FLOWERS STEVEN N & KAY A  
10028 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
FOWLER GARY M  
13650 NE 102ND ST  
KIRKLAND, WA 98033

LAND 2013-00814  
GARBARINO FRANK+PEGGY  
10030 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
GARDNER JOSEPH RUPERT  
13626 NE 102ND AVE  
KIRKLAND, WA 98033

LAND 2013-00814  
GHODRATI PARISA  
10125 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
HANNA GREGORIANN  
10205 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
HILL JOANN+RICHARD M  
13625 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
HOWE DOUGLAS+DEBRA  
13617 NE 102ND ST  
KIRKLAND, WA 98033

LAND 2013-00814  
HULL RAYMOND G  
10224 136TH AVE NE  
KIRKLAND, WA 98033

LAND 2013-00814  
JOHNSTON MARK R+MICHELLE L  
13636 NE 102ND ST  
KIRKLAND, WA 98033

LAND 2013-00814  
LAKE ROBERT  
13444 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
LANDRICH HOLDINGS L L C  
4822 131ST LN SE  
BELLEVUE, WA 98006

LAND 2013-00814  
LANG ANGELA M  
13641 NE 102ND ST  
KIRKLAND, WA 98033

LAND 2013-00814  
LANGFORD WILLIAM J  
13437 NE 100TH ST  
KIRKLAND, WA 98033

LAND 2013-00814  
Rev. Paul Beyerl  
9724 – 132<sup>nd</sup> Ave NE  
Kirkland, WA 98033