



Certification of Public Notice

FILE: PENNY LANE II UNIT-LOT SUBDIVISION AND SITE PLAN ENTITLEMENT

NO: LAND-2019-00399 & LAND 2019-00400

CERTIFICATE OF MAILING

A **Notice of a Public Hearing** to be held on MAY 20, 2020, was sent to the Applicant, Parties of Record, and property owners whose name and addresses appear on the attached list that has been provided to the Office of the Hearing Examiner by the City of Redmond Development Services Center by first class mail, on or before APRIL 29, 2020.

CERTIFICATE OF NEWSPAPER PUBLICATION

On APRIL 24, 2020, a copy of the attached Notice of Public Hearing was sent to the Seattle Times (the City's official newspaper) to be published on APRIL 29, 2020.

CERTIFICATE OF POSTING AND PUBLIC NOTICE (Public Places)

Upon lifting of the Governor's Stay Home Order and the opening of City Buildings, the attached **Notice of Public Hearing** will be posted at: Redmond City Hall and Redmond Regional Library. **Notice** was posted online at: <https://www.redmond.gov/1202/Public-Hearing-Notices> on APRIL 29, 2020.

I hereby certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Cheryl Xanthos

Signed: _____

Title: City Clerk

Date: April 29, 2020

Place: City of Redmond

CERTIFICATE OF POSTING AND PUBLIC NOTICE (On-Site)

On April 29, 2020 I posted a copy of the attached **Notice of Public Hearing** on or near the site.

I, the undersigned, declare that Public Notice was given as required in the Redmond Zoning Code, 21.76.080(D) and certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed: *Ethan Klein*

Title: Planner

Date: April 29, 2020

Place: City of Redmond

CITY OF REDMOND NOTICE OF PUBLIC HEARING

PROJECT INFORMATION

PROJECT NAME: PENNY LANE II **APPLICATION TYPES:** UNIT-LOT SUBDIVISION AND SITE PLAN ENTITLEMENT

FILE NUMBERS: LAND-2019-00399 & LAND-2019-00400

PROJECT DESCRIPTION: CONSTRUCTION OF 14 TOWNHOMES WITHIN ONE BUILDING

PROJECT LOCATION: 7960, 7970 AND 7980 170TH AVE NE

SITE ADDRESS, IF APPLICABLE: 7960, 7970 AND 7980 170TH AVE NE

SIZE OF SUBJECT AREA IN ACRES: 0.56 ACRES

APPLICANT: RANDY BARNETT **PROCESS TYPE:** TYPE III

SEPA THRESHOLD DETERMINATION: DETERMINATION OF NONSIGNIFICANCE

REQUIRED PERMITS, NOT A PART OF THIS APPLICATION: CIVIL PERMITS, ROW PERMITS, UTILITY, BUILDING PERMITS

REQUIRED STUDIES: CRITICAL AQUIFER RECHARGE REPORT, CRITICAL AREAS REPORT, CULTURAL RESOURCES REPORT, GEOTECHNICAL REPORT, STORMWATER REPORT, TRAFFIC STUDY, TREE HEALTH ASSESSMENT

EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS APPLICATION: CRITICAL AQUIFER RECHARGE REPORT, CRITICAL AREAS REPORT, CULTURAL RESOURCES REPORT, GEOTECHNICAL REPORT, STORMWATER REPORT, TRAFFIC STUDY, TREE HEALTH ASSESSMENT, SEPA CHECKLIST

REGULATORY INFORMATION

ZONING: EAST HILL **CONSISTENT W/COMPREHENSIVE PLAN:** YES **APPLICABLE DEVELOPMENT REGULATIONS:** REDMOND MUNICIPAL CODE & ZONING CODE **COMPREHENSIVE PLAN DESIGNATION:** DOWNTOWN MIXED USE

IMPORTANT DATES

APPLICATION & COMPLETENESS DATE: JANUARY 15, 2020

PUBLIC HEARING DATE & TIME: MAY 20, 2020 AT 5:00 PM OR AS SOON THEREAFTER AS POSSIBLE

PLACE: DUE TO THE PROCLAMATION BY THE GOVERNOR, AND THE UNCERTAINTY REGARDING HOLDING AN IN-PERSON MEETING AT THAT TIME, THE MEETING WILL EITHER BE HELD AT REDMOND CITY HALL, 15670 N.E. 85TH STREET, REDMOND, WA 98073-9710 IF OPEN, OR BE HELD REMOTELY IF NOT OPEN. PLEASE CONTACT THE OFFICE OF THE HEARING EXAMINER AT kbiegel@redmond.gov; OR 425-556-2190 FOR INFORMATION ON REMOTE PARTICIPATION. THE HEARING EXAMINER WEBPAGE, <https://www.redmond.gov/776/Hearing-Examiner>, WILL ALSO HAVE UPDATED INFORMATION.

BY: SHARON RICE, HEARING EXAMINER

DATE OF NOTICE: APRIL 29, 2020

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 4SPL, 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 **MAY 20, 2020, BY 4PM**. ONLY PARTIES OF RECORD WILL HAVE THE RIGHT TO REQUEST RECONSIDERATION OF THE HEARING EXAMINER'S RECOMMENDATION AND/OR APPEAL THE DECISION TO SUPERIOR COURT.

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 20, 2020, 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 [HTTPS://WWW.REDMOND.GOV/776/HEARING-EXAMINER](https://www.redmond.gov/776/HEARING-EXAMINER). 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 425-556-2190 ONE WEEK IN ADVANCE OF THE HEARING IN ORDER TO BE PROVIDED ASSISTANCE.

CITY CONTACT INFORMATION:

PROJECT PLANNER NAME: ELISE KEIM

PHONE NUMBER: 425-556-2480

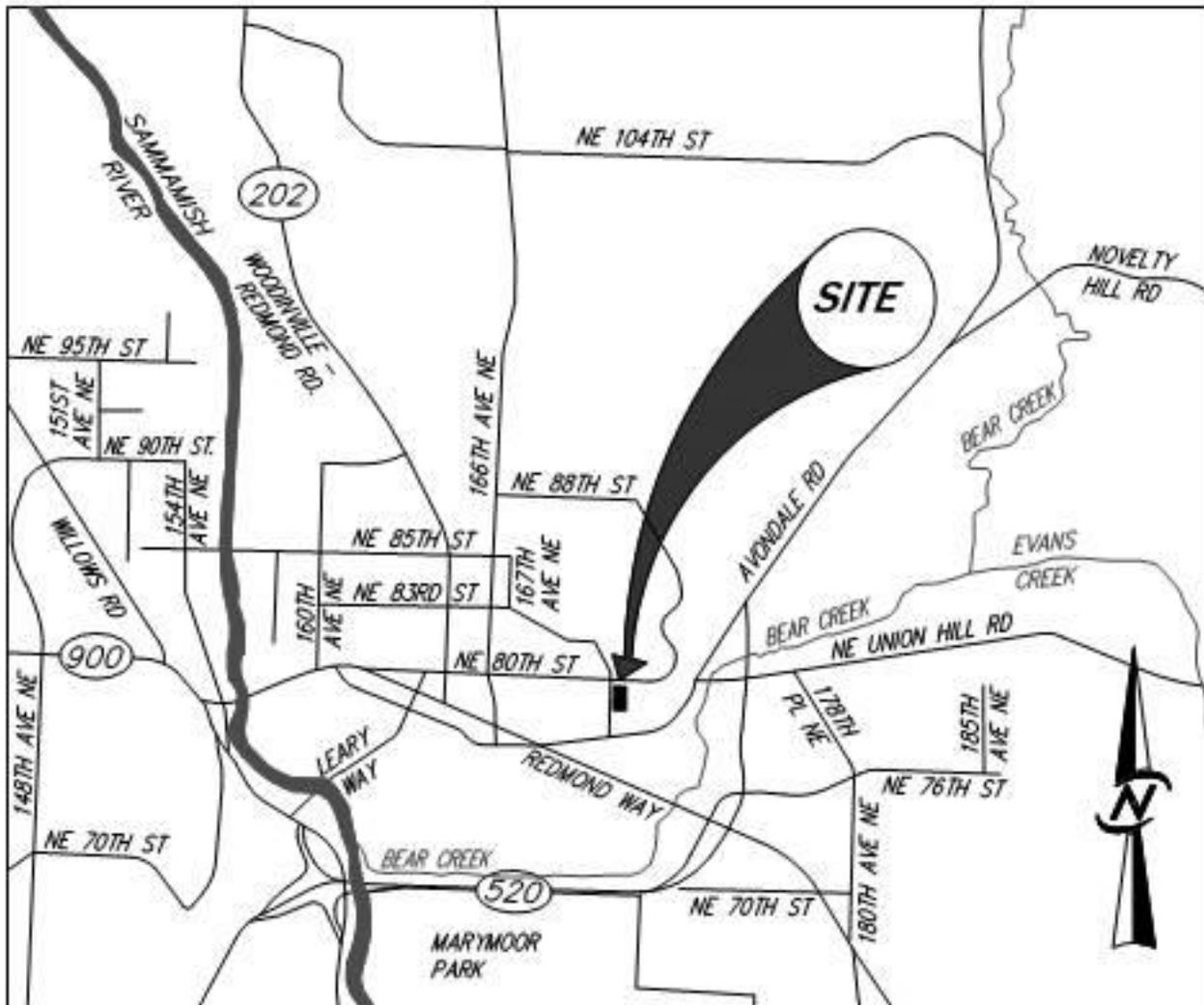
EMAIL: EKEIM@REDMOND.GOV

Vicinity Map

Penny Lane II

Addresses: 7960, 7970, and 7980 170th Ave NE

- Project Numbers
 - LAND-2019-00399 Site Plan Entitlement
 - LAND-2019-00400 Subdivision



SITE VICINITY MAP

1" = 2,000'