



City of Redmond Notice of Application

For more information about this project visit www.redmond.gov/landuseapps

Project Information

Project Name: Holmgren Short Plat

Application Type: Land Division Short Subdivision

File Number: LAND-2017-00548

Project Description: Three lot short plat

Project Location: 16130 NE 51ST ST

Site Address, If Applicable: 0 No Address

Size of Subject Area in Acres: .89 Sq.Ft. 0

Applicant: James Olsen

Process Type: II (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

Required Studies:

Stream Reconnaissance Report, Tree Health Assessment, Wetland Report

Existing Environmental Documents, relevant to this application:

SEPA Checklist

City Contact Information

Project Planner Name: Scott Reynolds

Phone Number: 425-556-2409

Email: sreynolds@redmond.gov

Important Dates

Application & Completeness Date: June 12, 2017

Notice of Application Date: June 22, 2017

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to **Jul 13, 2017. 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

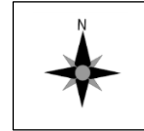
Consistent with Comprehensive Plan: Yes

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 2SPL, 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.

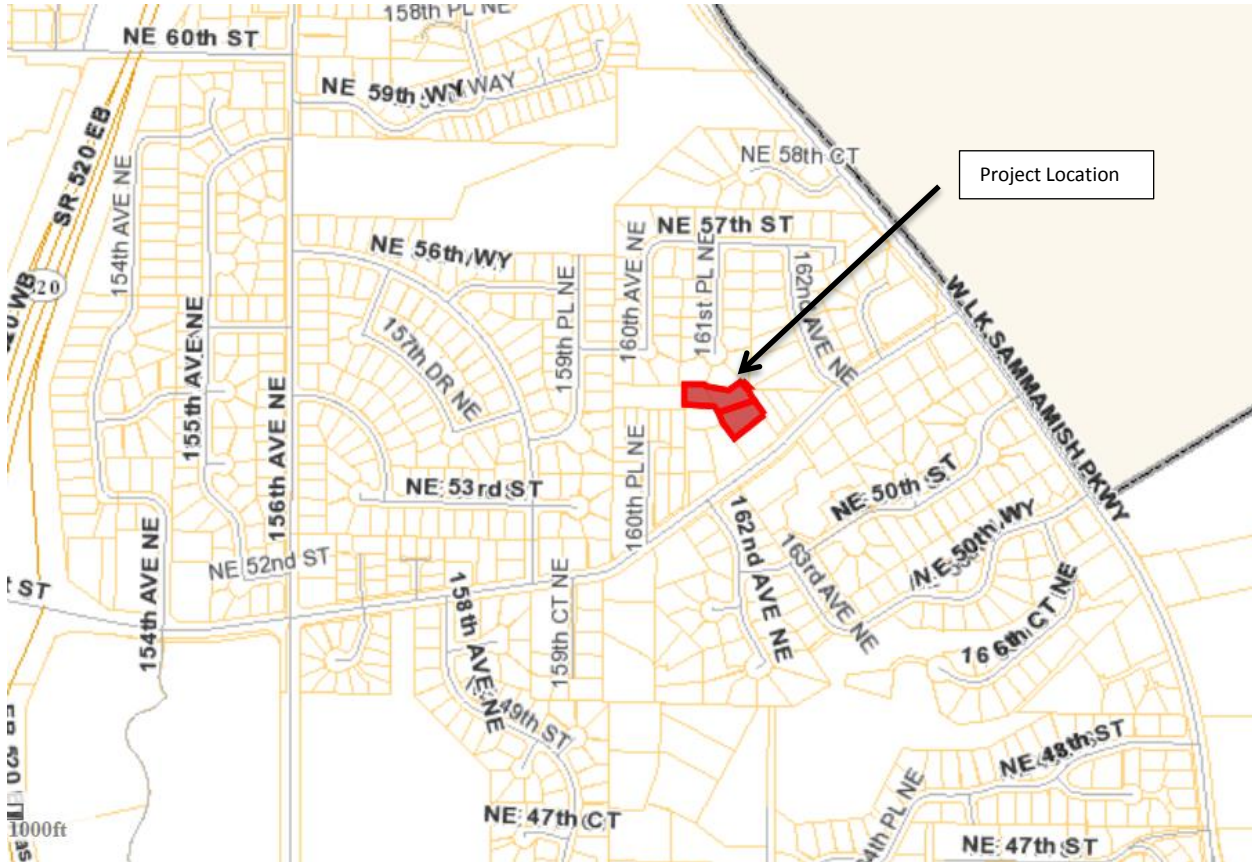
Vicinity Map



LAND-2017-00548, Holmgren Short Plat

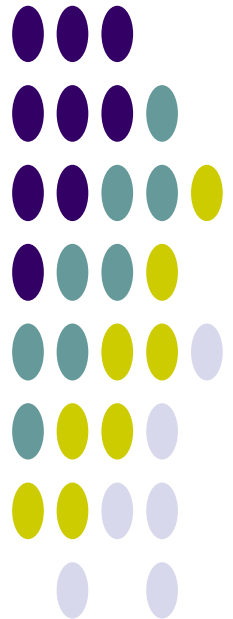
16130 NE 51st Street

Parcel Number(s): 1425059191 & 1425059128



Process Flow Chart for: Site Plan Entitlement Applications

Site Plan Entitlement applications follow the Type II process. The Type II process includes review by the Technical Committee, with the Technical Committee as the decision maker. Design Review Board approval is typically required. There is no public hearing requirement.





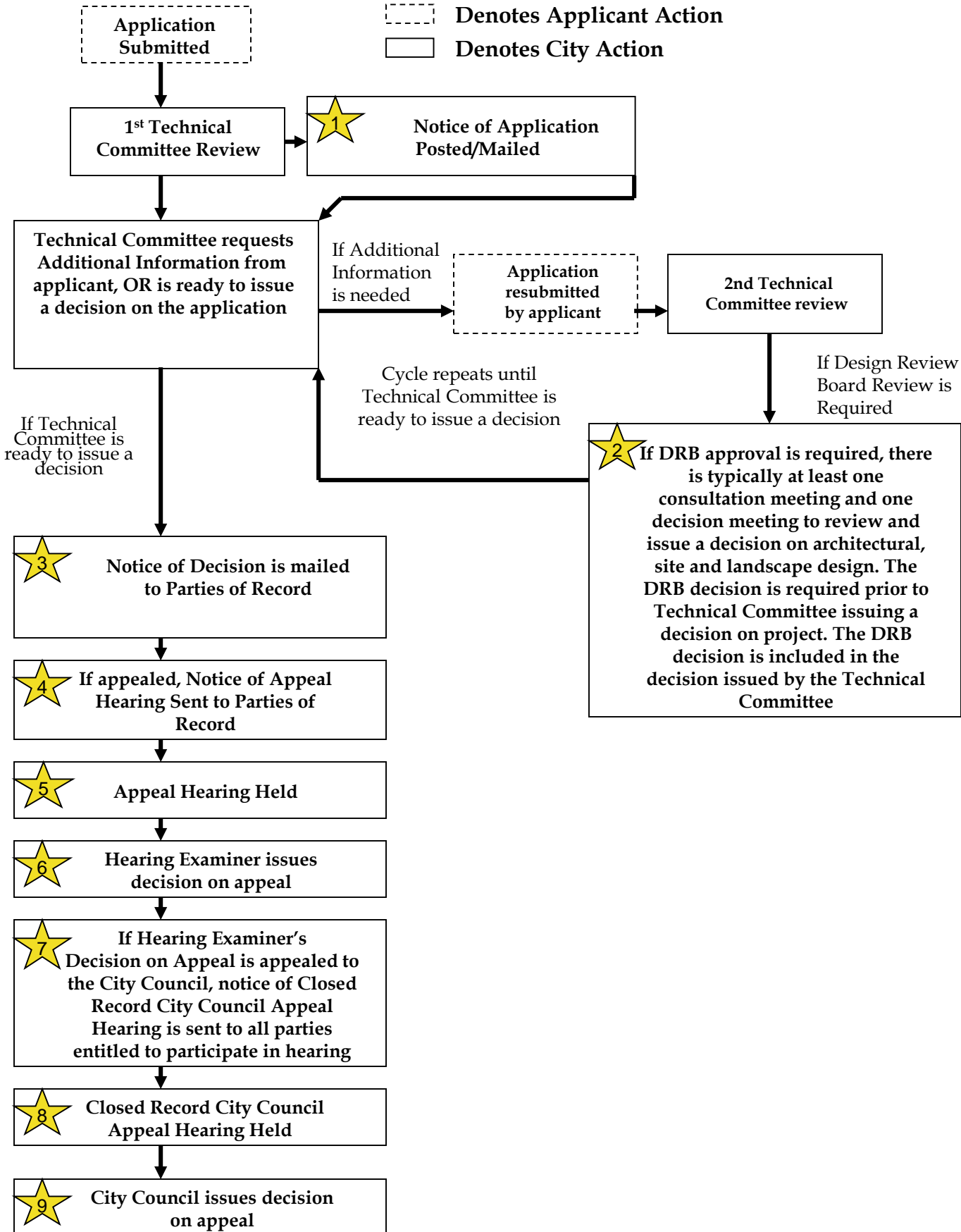
Denotes Action Point for Interested Parties



Denotes Applicant Action



Denotes City Action



Notes on Participation Points 1-9

#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-Design Review Board Review (if required):

Notice: Notices of DRB meetings are not provided on a project specific basis. However DRB meetings are held regularly on the 1st and 3rd Thursday evenings of each month (with some exceptions).

Who May Participate? Any interested party may attend the Design Review Board meetings and may submit comments at the meetings.

Can I appeal the Design Review Board's Decision? The DRB decision and associated conditions are incorporated into the Technical Committee decision for the project. Therefore, if one wishes to appeal a DRB condition, one must wait until the Technical Committee issues the final decision on the project and follow the appeal procedures noted therein.

#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:

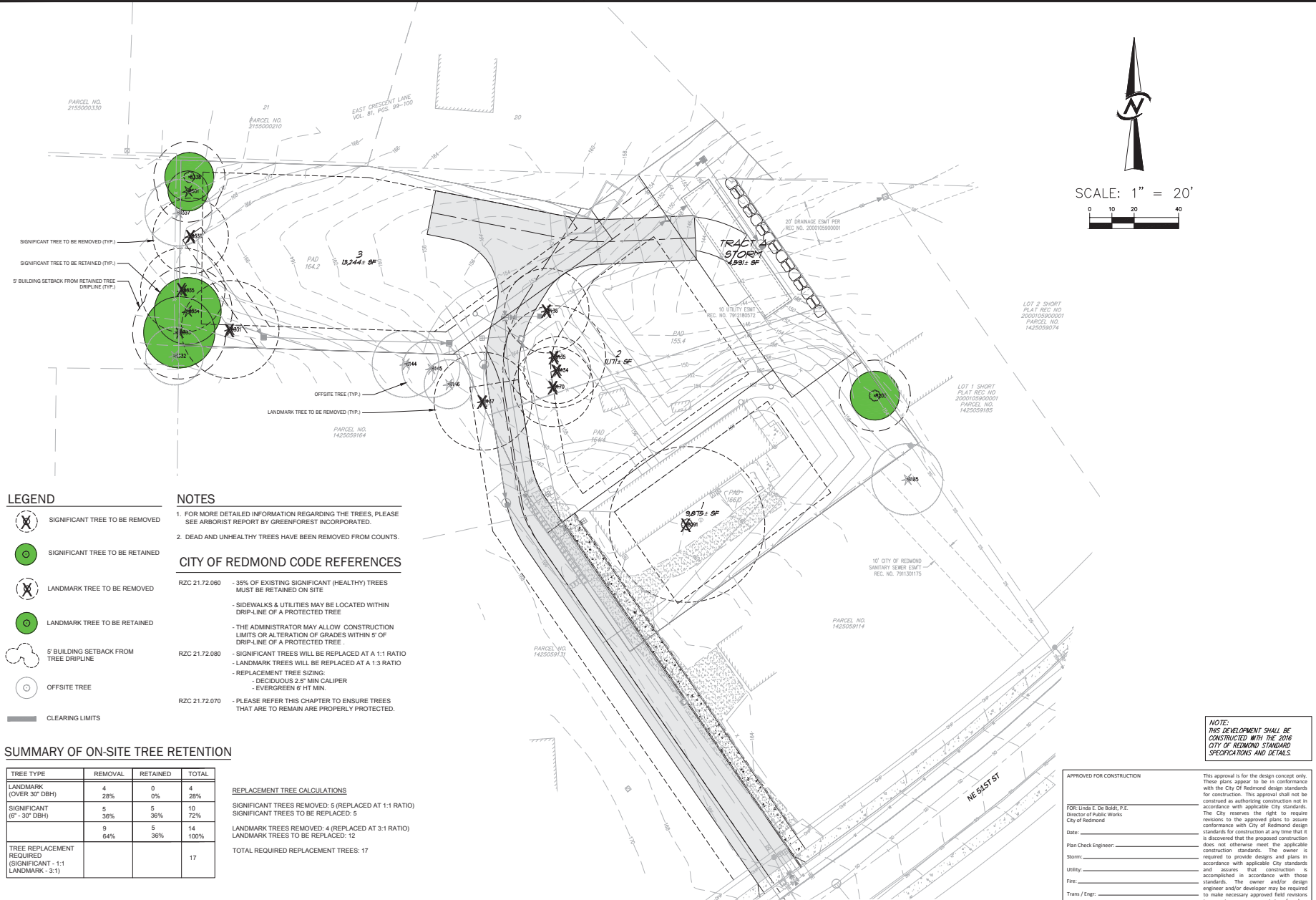
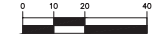
When: Typically within two weeks following the Closed Record Appeal Hearing.

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.).



SCALE: 1" = 20'



LEGEND

- SIGNIFICANT TREE TO BE REMOVED
- SIGNIFICANT TREE TO BE RETAINED
- LANDMARK TREE TO BE REMOVED
- LANDMARK TREE TO BE RETAINED
- 5' BUILDING SETBACK FROM TREE DRIPLINE
- OFFSITE TREE
- CLEARING LIMITS

NOTES

1. FOR MORE DETAILED INFORMATION REGARDING THE TREES, PLEASE SEE ARBORIST REPORT BY GREENFOREST INCORPORATED.
2. DEAD AND UNHEALTHY TREES HAVE BEEN REMOVED FROM COUNTS.

CITY OF REDMOND CODE REFERENCES

- RZC 21.72.060 - 35% OF EXISTING SIGNIFICANT (HEALTHY) TREES MUST BE RETAINED ON SITE
- SIDEWALKS & UTILITIES MAY BE LOCATED WITHIN DRIP-LINE OF A PROTECTED TREE
 - THE ADMINISTRATOR MAY ALLOW CONSTRUCTION LIMITS OR ALTERATION OF GRADES WITHIN 5' OF DRIP-LINE OF A PROTECTED TREE
- RZC 21.72.080 - SIGNIFICANT TREES WILL BE REPLACED AT A 1:1 RATIO
- LANDMARK TREES WILL BE REPLACED AT A 1:3 RATIO
 - REPLACEMENT TREE SIZING:
 - DECIDUOUS 2.5' MIN CALIPER
 - EVERGREEN 6' HT MIN.
- RZC 21.72.070 - PLEASE REFER THIS CHAPTER TO ENSURE TREES THAT ARE TO REMAIN ARE PROPERLY PROTECTED.

SUMMARY OF ON-SITE TREE RETENTION

TREE TYPE	REMOVAL	RETAINED	TOTAL
LANDMARK (OVER 30" DBH)	4 28%	0 0%	4 28%
SIGNIFICANT (6" - 30" DBH)	5 36%	5 36%	10 72%
	9 64%	5 36%	14 100%
TREE REPLACEMENT REQUIRED (SIGNIFICANT - 1:1 LANDMARK - 3:1)			17

REPLACEMENT TREE CALCULATIONS

SIGNIFICANT TREES REMOVED: 5 (REPLACED AT 1:1 RATIO)
SIGNIFICANT TREES TO BE REPLACED: 5

LANDMARK TREES REMOVED: 4 (REPLACED AT 3:1 RATIO)
LANDMARK TREES TO BE REPLACED: 12

TOTAL REQUIRED REPLACEMENT TREES: 17

NOTE:
THIS DEVELOPMENT SHALL BE CONSTRUCTED WITH THE 2016 CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS.

APPROVED FOR CONSTRUCTION

FOR: Linda E. De Bode, P.E.
Director of Public Works
City of Redmond

Date: _____

Plan Check Engineer: _____

Storm: _____

Utility: _____

Fire: _____

Trans / Eng: _____

Planning: _____

This approval is for the design concept only. These plans appear to be in conformance with the City of Redmond design standards for construction. This approval shall not be construed as authorizing construction not in accordance with applicable City standards. The City reserves the right to require revisions to the approved plans to assure conformance with City of Redmond design standards for construction at any time that it is discovered that the proposed construction does not otherwise meet the applicable construction standards. The owner is required to provide designs and plans in accordance with applicable City standards, and assures that construction is accomplished in accordance with those standards. The owner and/or design engineer and/or developer may be required to make necessary approved field revisions to correct any errors or omissions based on the approved plan.

TREE PRESERVATION PLAN

SCALE: 1" = 20'

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

LINDSEY BENNETT SOLORO
CERTIFICATE NO. 1181
04/17/2016

14711 NE 29th Place, Suite 101
Bellevue, Washington 98007
425.882.9797 Fax: 425.882.9793

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

TREE PRESERVATION PLAN
HOLMGREN SHORT PLAT
CR HOME BUILDERS, LLC

14711 NE 29th Place, Suite 101
Bellevue, WA 98007

DATE: _____ SEE STAMP DATE

DESIGNED: LINDSEY B. SOLORO, P.L.A.
DRAWN: LINDSEY B. SOLORO, P.L.A.
APPROVED: LINDSEY B. SOLORO, P.L.A.
JAMES A. OLSEN, P.E.
PROJECT MANAGER

SHEET OF
L1.01 15

PROJECT NUMBER
17008

LAND-

5/24/2017 2:07 PM: 17008 LANDSCAPE FINAL SHEETS PUBLIC NOTICE TREE PRESERVATION PLAN.DWG