



City of Redmond Notice of Application

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

Project Information

Project Name: All Wood Recycling – New Structure

Application Type: Consolidated Review Shoreline
Substantial Development & SPE

File Number: LAND-2018-00535

Project Description: Site Plan & Shoreline Combined
Permit Existing site and storm water features are permitted under a previous permit. No new impervious surface square footage will be added to the proposed scope of work.

Project Location: 8504 192ND AVE NE

Site Address, If Applicable: 8504 192ND AVE NE

Size of Subject Area in Acres: 4.77 Sq.Ft. 0

Applicant: Arnold Morrison

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

Required Studies:

Critical Aquifer Recharge Area Report, Stormwater 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 19, 2018

Notice of Application Date: June 26, 2018

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to July 26, 2018.

If date ends on a weekend or holiday comments are due on the next business day.

Regulatory Information

Zoning: Semi-Rural

Comprehensive Plan Designation: Park and Open Space

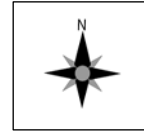
Consistent with Comprehensive Plan: Yes

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.

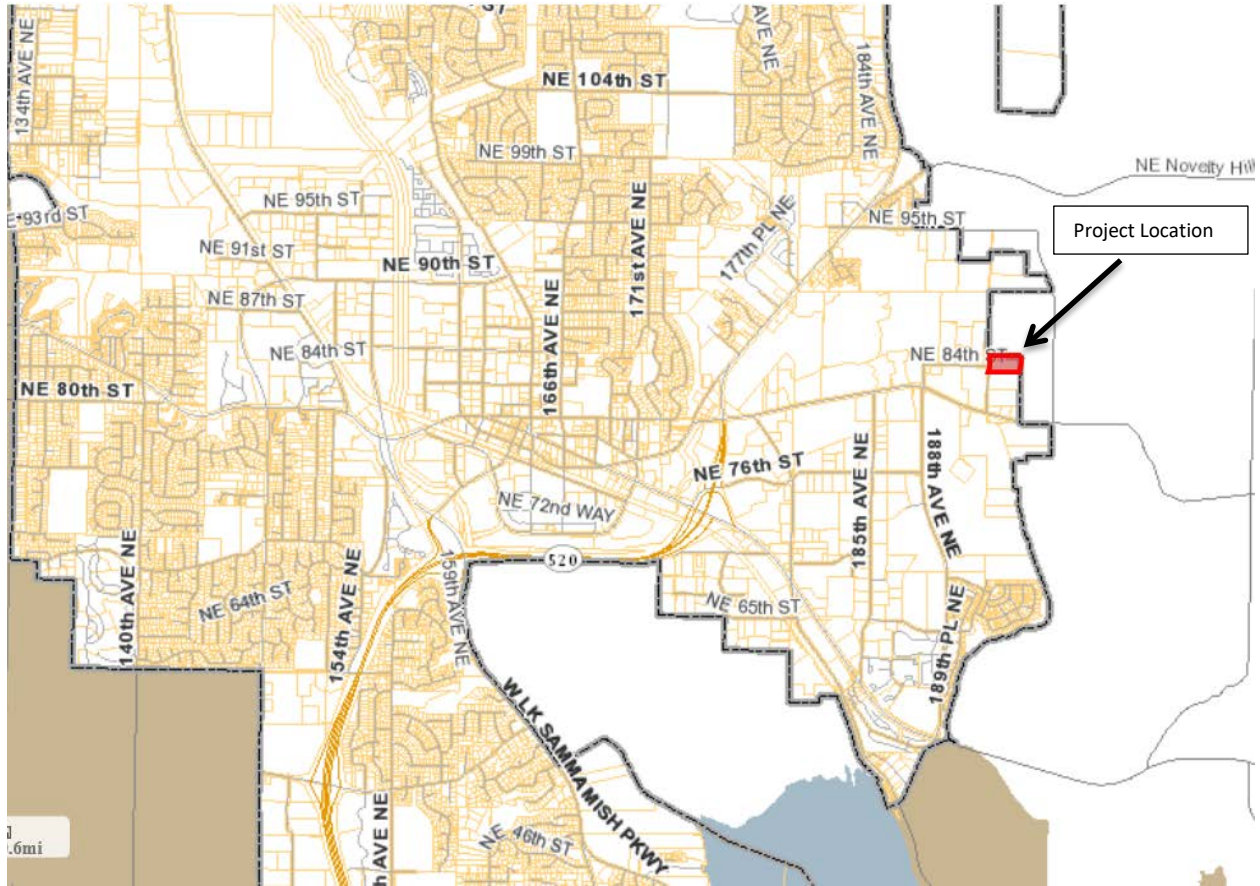
Vicinity Map



LAND-2018-00535, All Wood Recycling

8504 – 192nd Ave NE

Parcel Number(s): 0625069044





The Driftmier Architects, PS

7983 Leary Way NE
Redmond, WA 98052
(425) 881-7506
mail@driftmier.com

ALL WOOD RECYCLING

8504 192ND AVE NE REDMOND, WA 98052

SITE PLAN

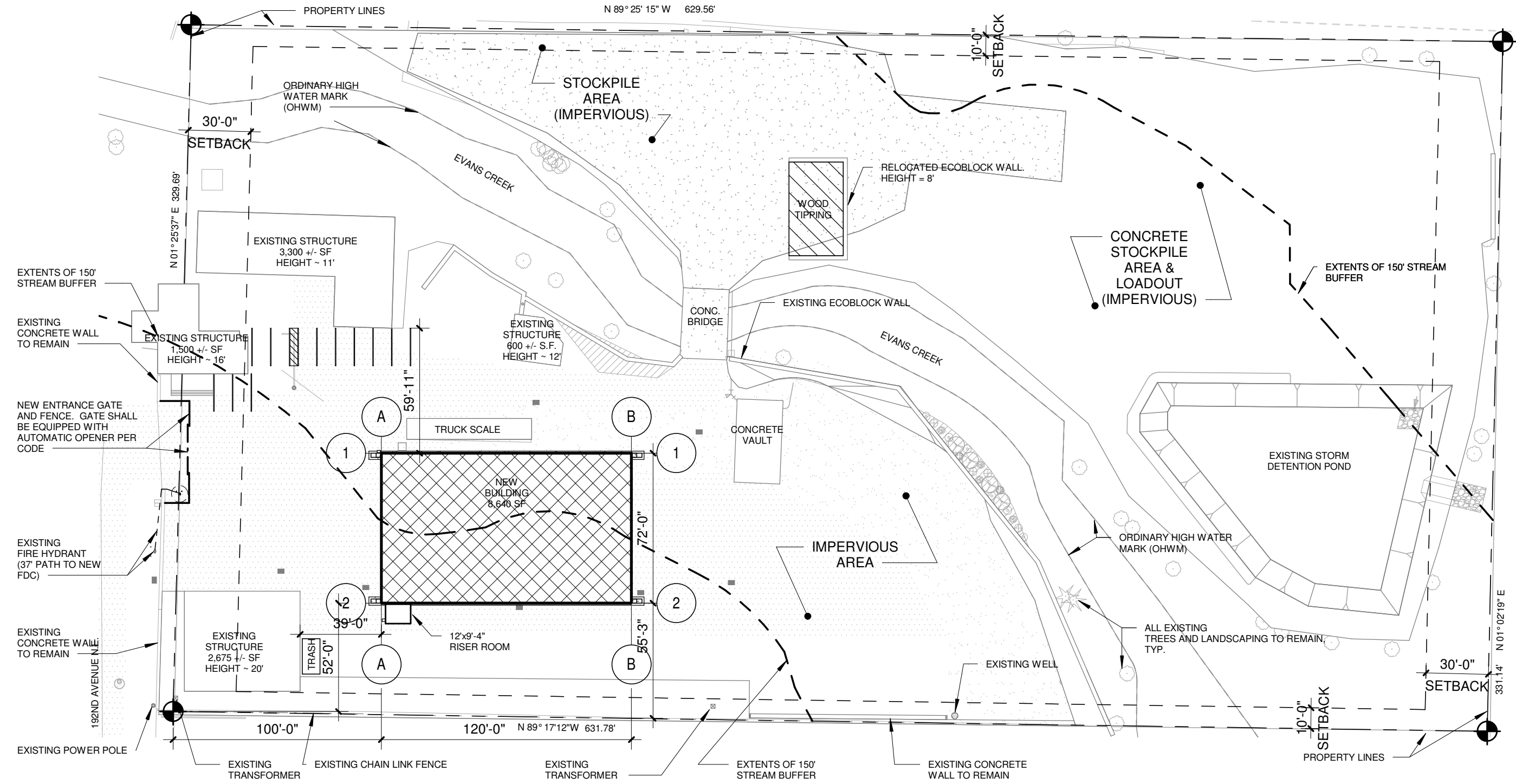
DATE: 06/11/2018

PROJECT NO: 21707

SHEET NUMBER

H1.0

6/11/2018 3:40:42 PM



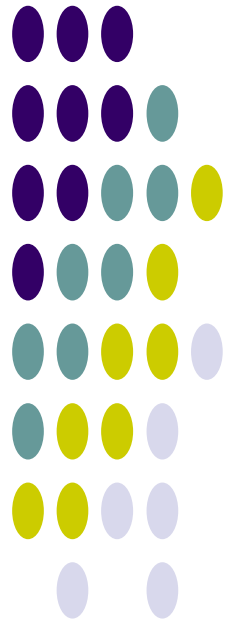
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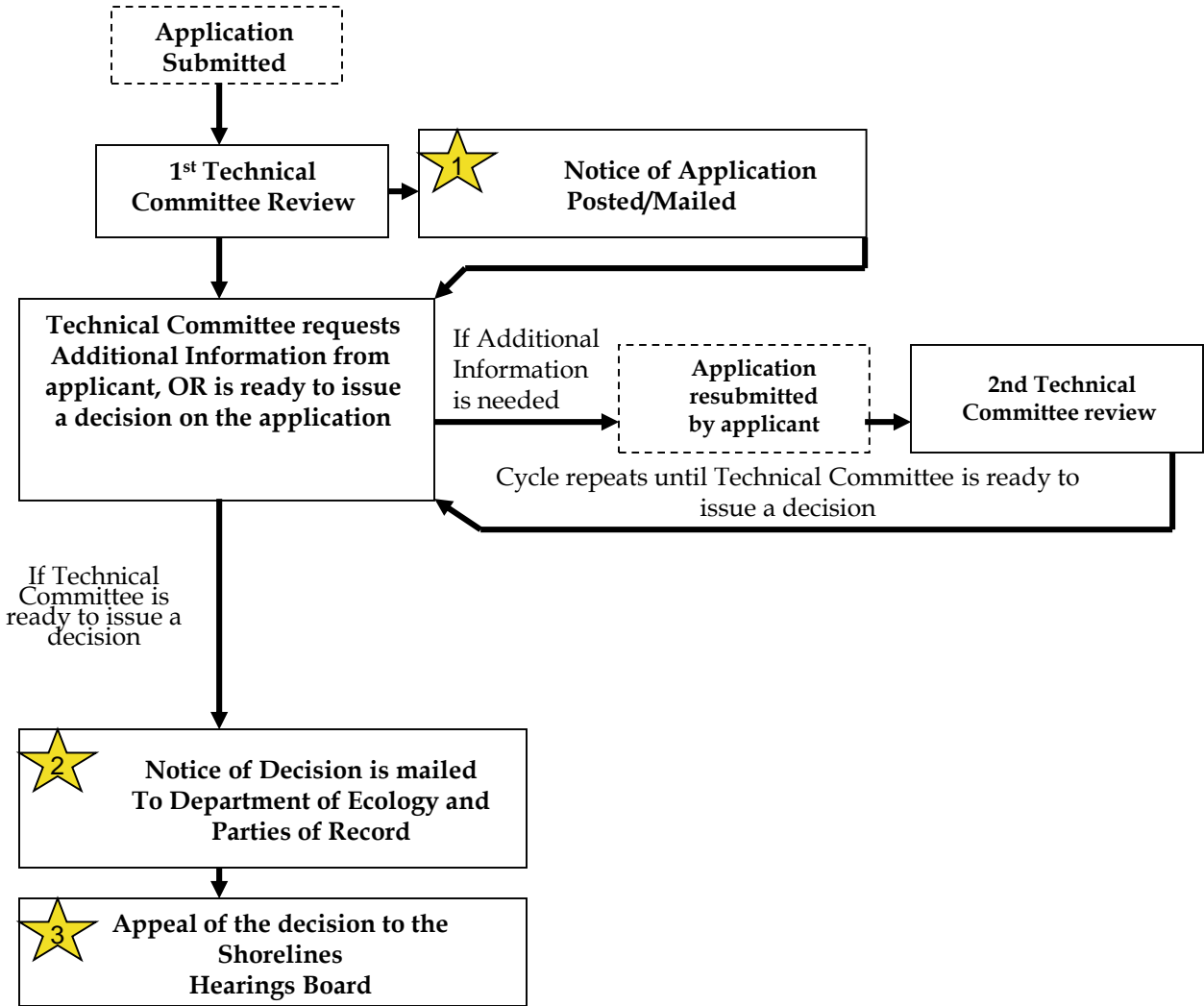
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION




SITE PLAN

Process Flow Chart for: Shoreline Substantial Development Permit Applications

Shoreline Substantial Development Permit applications follow the Type II process. The Type II process includes review by the Technical Committee, who is the City's decision authority. The Technical Committee sends its decision to the Department of Ecology who is the final decision maker for the permit. A public hearing is not required.





-  Denotes Action Point for Interested Parties
-  Denotes Applicant Action
-  Denotes City Action



Notes on Participation Points 1-3

#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 30 day comment period is encouraged to allow staff and/or the applicant to incorporate changes as early in the design process as possible.

#2-Notice of Decision (sent the day of decision issuance):

Sent to: Department of Ecology, Applicant and Parties of Record

Posted: No posting on site

Can the decision be appealed? Yes, however appeals of Shoreline Substantial Development Permits are heard by the Shoreline Hearings Board. See #3 below.

#3-Appeal to Shoreline Hearings Board:

Pursuant to RCW 90.58.180 (1), any person aggrieved by the granting, denying, or rescinding of a Shoreline Permit may, except as otherwise provided in chapter 43.21L RCW, seek review from the shorelines hearings board by filing a petition for review within twenty-one days of the date of filing as defined in RCW 90.58.140(6).