



City of Redmond Notice of Application

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

Project Information

Project Name: Willows 90 Business Park, Building Expansion
Application Type: Site Plan Entitlement PREP

File Number: LAND-2018-00012

Project Description: Remove storage shed and convert an existing asphalt outdoor storage area into a new building of approximately 7,500 sf with adequate area for parking.

Project Location: Behind existing building

Site Address, If Applicable: 8708 WILLOWS RD NE

Size of Subject Area in Acres: 0.86 Sq.Ft. 0

Applicant: Eric LaBrie

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:

Geologic Hazard Report, Stormwater Report

Existing Environmental Documents, relevant to this application:

SEPA Checklist

City Contact Information

Project Planner Name: Cameron Zapata

Phone Number: 425-556-2480

Email: cazapata@redmond.gov

Important Dates

Application & Completeness Date: July 23, 2018

Notice of Application Date: July 30, 2018

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to Aug 20, 2018. If date ends on a weekend or holiday comments are due on the next business day.

Regulatory Information

Zoning: Manufacturing Park

Comprehensive Plan Designation: Manufacturing Park

Consistent with Comprehensive Plan: Yes

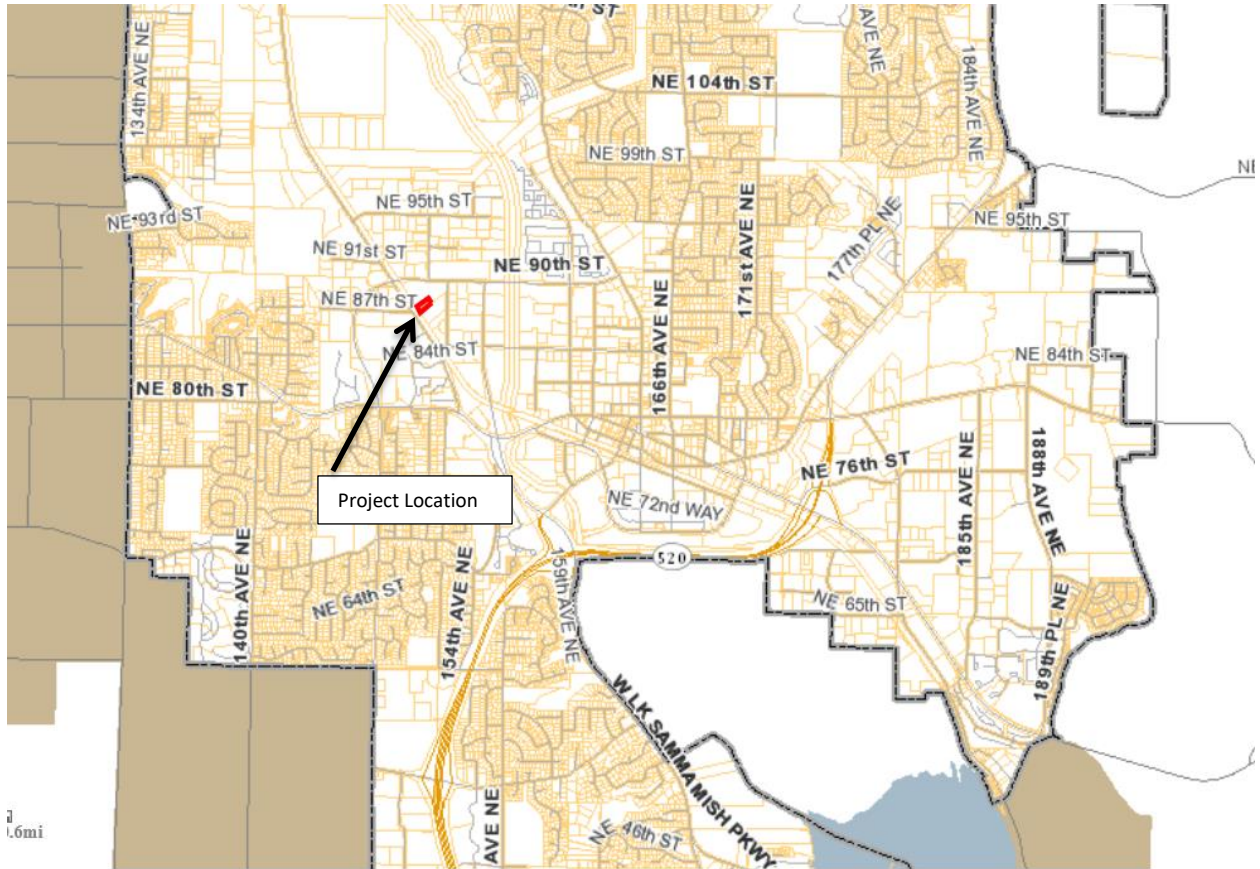
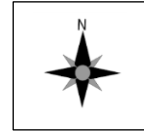
Applicable Development Regulations:
Redmond Municipal Code & Zoning Code

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 25PL, 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.

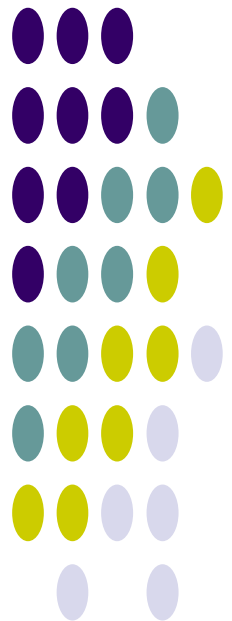
Vicinity Map

LAND-2018-00012, Willows 90 Business
8708 Willows Road NE
Parcel Number(s): 0225059197



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

Application Submitted

1st Technical Committee Review



Notice of Application Posted/Mailed

Technical Committee requests Additional Information from applicant, OR is ready to issue a decision on the application

If Additional Information is needed

Application resubmitted by applicant

2nd Technical Committee review

Cycle repeats until Technical Committee is ready to issue a decision

If Design Review Board Review is Required

If Technical Committee is ready to issue a decision



If DRB approval is required, there is typically at least one consultation meeting and one decision meeting to review and issue a decision on architectural, site and landscape design. The DRB decision is required prior to Technical Committee issuing a decision on project. The DRB decision is included in the decision issued by the Technical Committee



Notice of Decision is mailed to Parties of Record



If appealed, Notice of Appeal Hearing Sent to Parties of Record



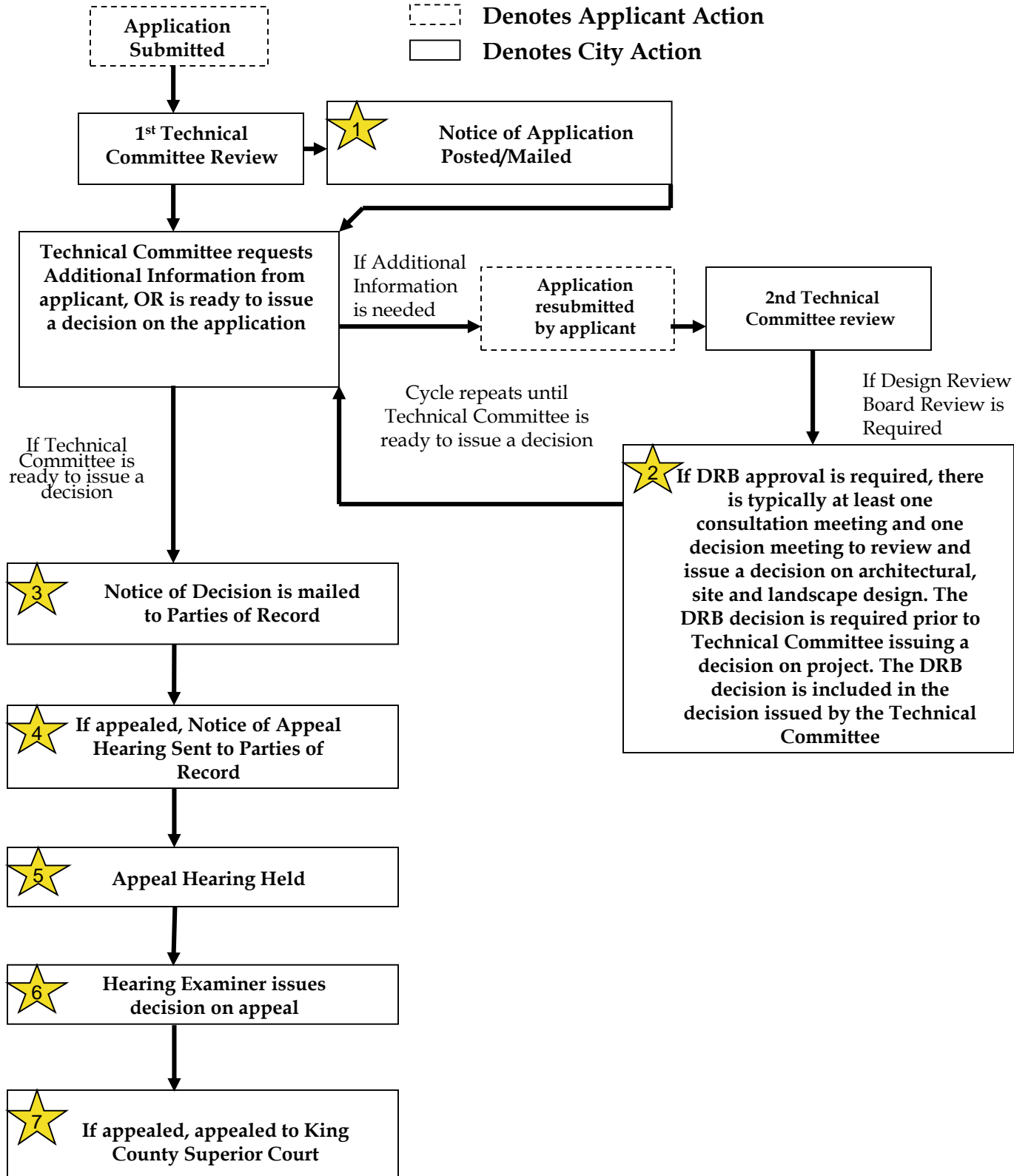
Appeal Hearing Held



Hearing Examiner issues decision on appeal



If appealed, appealed to King County Superior Court



Notes on Participation Points 1-6

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 10 days after hearing

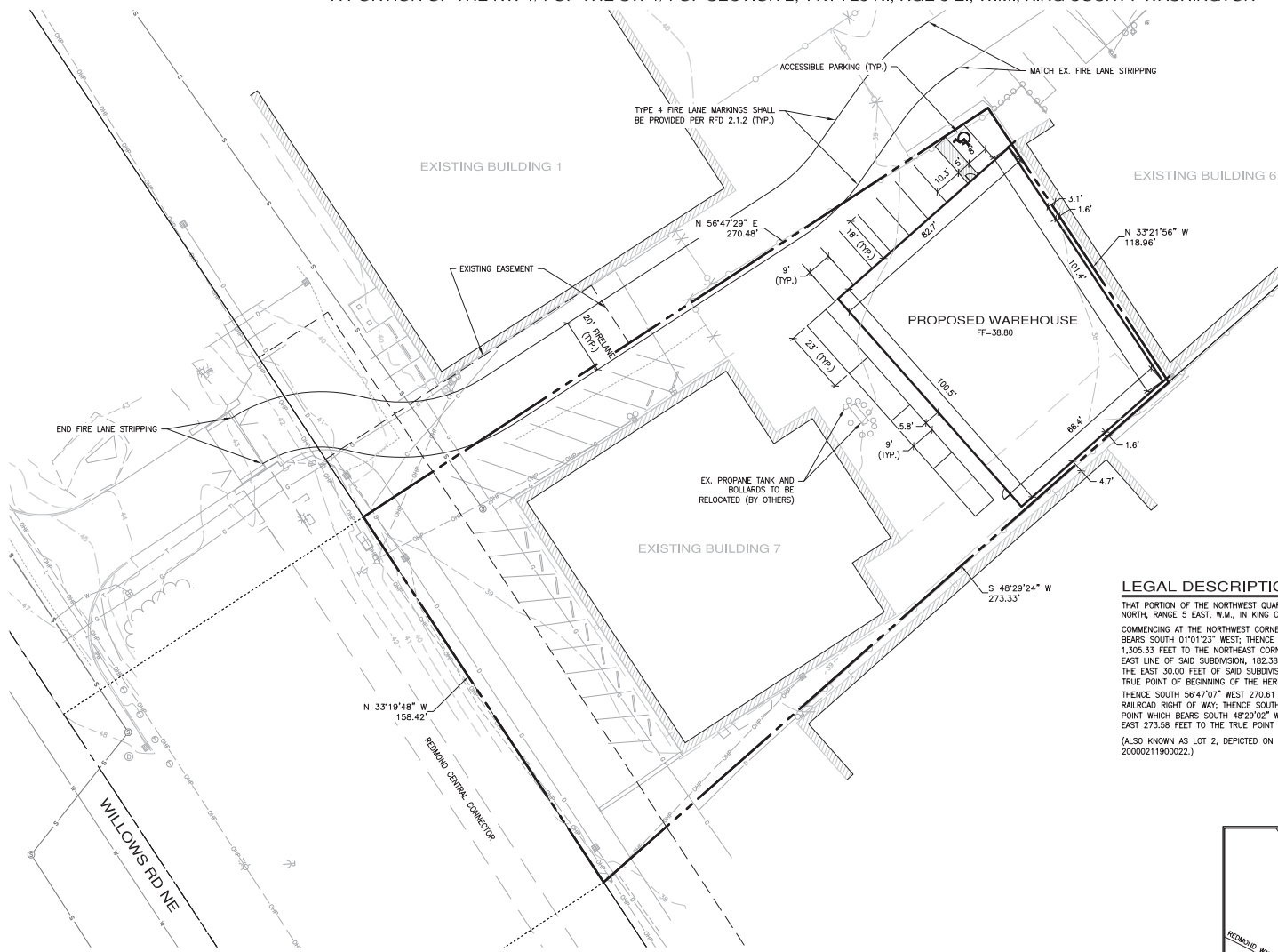
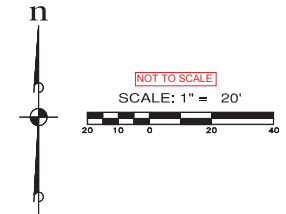
Who receives the decision? Applicant, appellant and anyone who participated in the hearing

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 10 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 King County Superior Court? Yes, the decision on the appeal may be appealed within 21 days following the expiration of the reconsideration period. Only the City, project applicant or any person who participated in the appeal hearing may appeal.

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, TWP. 25 N., RGE 5 E., W.M., KING COUNTY WASHINGTON



SITE INFORMATION

CURRENT SITE ADDRESS: 8708 WILLOWS RD NE
 1 STORY BUILDING AREA: 7,586 SF
 SITE AREA: 0.86 AC
 PARCEL #: 0225059197

PARKING

REGULAR STALLS = 10
 HANDICAP PARKING STALLS = 2
 TOTAL = 12

OWNER/DEVELOPER

SHERMAN BUILDING COMPANY
 40 LAKE BELLEVUE DRIVE, SUITE 240
 BELLEVUE, WASHINGTON 98005
 (425) 885-3939
 CONTACT: BILL SHERMAN

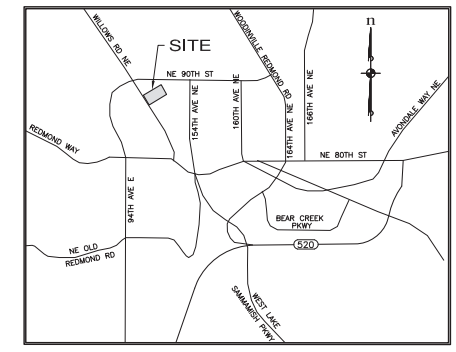
ENGINEER/SURVEYOR

ESM CONSULTING ENGINEERS, L.L.C.
 33400 8TH AVENUE SOUTH #205
 FEDERAL WAY, WA 98003
 CONTACT: LAURA BARTENHAGEN
 PHONE: (253) 838-6113
 FAX: (253) 838-7104

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, FROM WHICH POINT THE SOUTHWEST CORNER BEARS SOUTH 01°10'23" WEST; THENCE SOUTH 88°16'45" EAST, ALONG THE NORTH LINE OF SAID SUBDIVISION, 1,305.33 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 00°45'22" WEST, ALONG THE EAST LINE OF SAID SUBDIVISION, 182.38 FEET; THENCE SOUTH 48°29'02" WEST 40.54 FEET TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID SUBDIVISION; THENCE CONTINUING SOUTH 48°29'02" WEST 417.29 FEET TO THE TRUE POINT OF BEGINNING OF THE HERIN DESCRIBED TRACT; THENCE NORTH 33°22'18" WEST 118.95 FEET; THENCE SOUTH 56°47'07" WEST 270.61 FEET TO THE NORTHEASTERLY MARGIN OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE SOUTH 33°17'44" EAST, ALONG SAID NORTHEASTERLY MARGIN, 158.45 FEET TO A POINT WHICH BEARS SOUTH 48°29'02" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 48°29'02" EAST 273.58 FEET TO THE TRUE POINT OF BEGINNING.
 (ALSO KNOWN AS LOT 2, DEPICTED ON SURVEY RECORDED FEBRUARY 11, 2000 UNDER RECORDING NO. 20000211900022.)

Vicinity Map



NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, L.L.C.
 33400 8TH AVENUE SOUTH #205
 FEDERAL WAY, WA 98003
 (253) 838-6113
 (253) 838-7104
 www.esmengineers.com
 Civil Engineering | Surveying | Land Planning | Construction Administration
 Public Works | Project Management

SHERMAN BUILDING COMPANY
WILLOWS 90
 PUBLIC NOTICE SITE PLAN
 CITY OF REDMOND
 WASHINGTON

JOB NO.:	1958-001-017
DWG. NAME:	EN-02
DESIGNED BY:	
DRAWN BY:	CMR
CHECKED BY:	
DATE:	12/15/2017
DATE OF PRINT:	

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