



City of Redmond Notice of Application

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

Project Information

Project Name: Puget Sound Emergency Response Network (PSERN)
Application Type: Conditional Use PREP

File Number: LAND-2016-01328

Project Description: King County is proposing a 170' monopole & associated equipment to provide emergency radio communications to reach & coordinate with emergency responders

Project Location:

Site Address, If Applicable: 10365 172ND AVE NE

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

Applicant: Tracey Doss

Process Type: IV (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:

Noise Study, Stormwater Report, Tree Health Assessment, Wildlife Report

Existing Environmental Documents, relevant to this application:

SEPA Checklist

City Contact Information

Project Planner Name: Heather Maiefski

Phone Number: 425-556-2437

Email: hmaiefski@redmond.gov

Important Dates

Application & Completeness Date: March 22, 2017

Notice of Application Date: April 3, 2017

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to Apr 24, 2017.

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

Regulatory Information

Zoning: Residential

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.



Notice of Application Certification of Public Notice

CITY OF REDMOND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Notice of Application for Puget Sound Emergency Response Tower File number: LAND-2017-01328 was sent to the Applicant and to the attached mailing list copy, by first class mail, on or before April 3, 2017.

Name: Gloria Meerscheidt

Date: April 3, 2107

CERTIFICATE OF POSTING

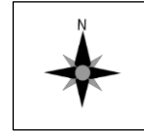
I, the undersigned, certify that on April 3, 2017 I posted copies of the attached Notice of Application at:

- 2 Location(s) on or near the site
- 1 City Hall
- 1 Library

Name: Heather Maiefski

Date: April 3, 2017

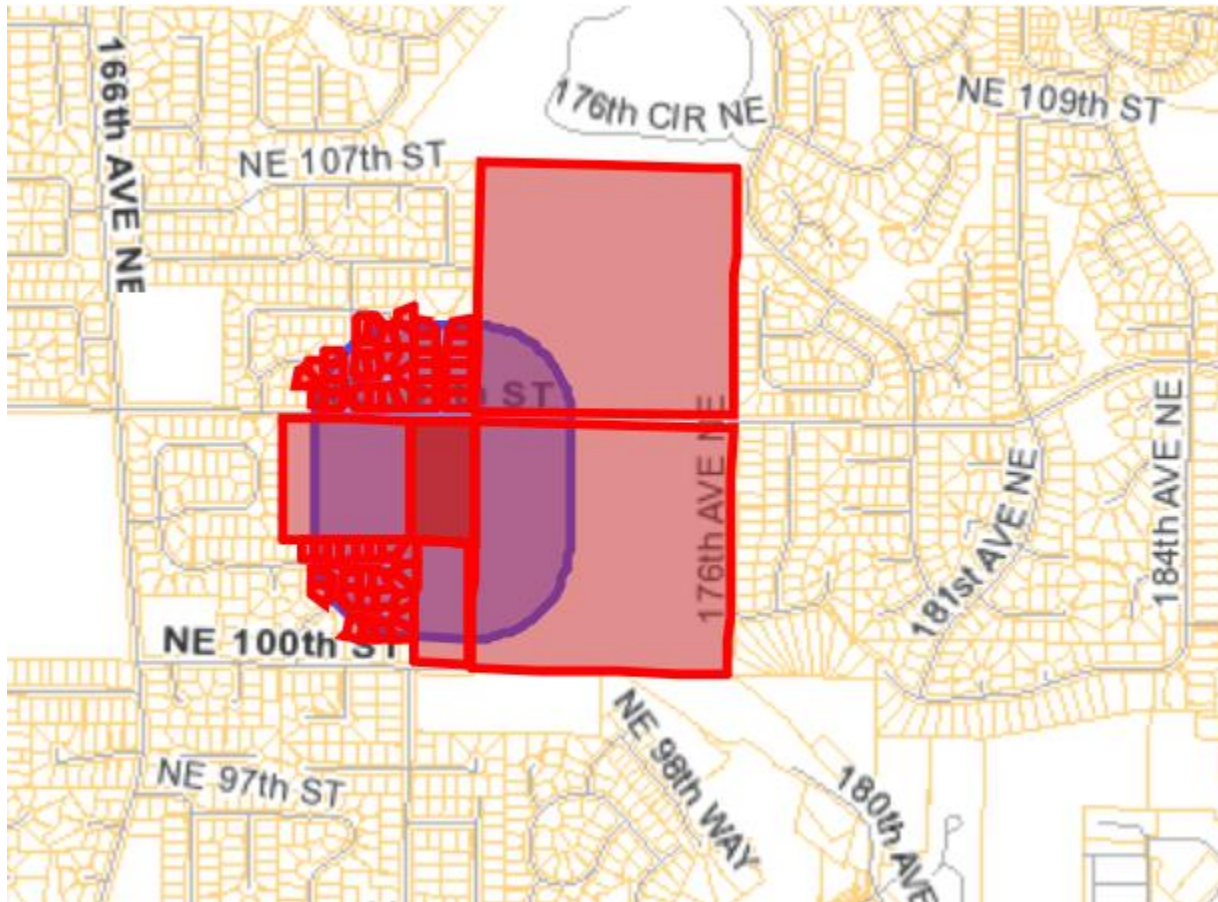
Mailing Area



LAND-2016-01328

10365 – 172nd Ave NE

Parcel Number(s): 362605931



201601328HM
BRUCE EILEEN F
10423 171ST AV NE
REDMOND, WA 98052

201601328HM
CHURCH OF JESUS CHRIST LDS
50 EAST NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150

201601328HM
Current resident
16915 NE 100TH PL
REDMOND, WA 98052

201601328HM
Current resident
17007 NE 100TH PL
REDMOND, WA 98052

201601328HM
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17015 NE 100TH PL
REDMOND, WA 98052

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17023 NE 100TH PL
REDMOND, WA 98052

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17030 NE 100TH PL
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17022 NE 100TH PL
REDMOND, WA 98052

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17014 NE 100TH PL
REDMOND, WA 98052

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17006 NE 100TH PL
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16917 NE 101ST PL
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10043 169TH AVE NE
REDMOND, WA 98052

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10401 171ST AVE NE
REDMOND, WA 98052

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10402 170TH AVE NE
REDMOND, WA 98052

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17009 NE 104TH CT
REDMOND, WA 98052

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17015 NE 104TH CT
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REDMOND, WA 98052

201601328HM
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16914 NE 104TH ST
REDMOND, WA 98052

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17272 NE 104TH ST
REDMOND, WA 98052

201601328HM
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17001 NE 104TH ST
REDMOND, WA 98052

201601328HM
Current resident
10365 172ND AVE NE
REDMOND, WA 98052

201601328HM
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10115 172ND AVE NE
REDMOND, WA 98052

201601328HM
Current resident
17535 NE 104TH ST
REDMOND, WA 98052

201601328HM
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17019 NE 101ST PL
REDMOND, WA 98052

201601328HM
Current resident
17300 NE 104TH ST
REDMOND, WA 98052

201601328HM
Current resident
10415 171ST AVE NE
REDMOND, WA 98052

201601328HM
Current resident
16906 NE 101ST PL
REDMOND, WA 98052

201601328HM
HAMMERSBERG JAMES G
841 DALEY ST
EDMONDS, WA 98020

201601328HM
LAKE WASH SCHOOL DIST #414
PO BOX 97039 A/P DEPT
REDMOND, WA 98073

201601328HM
MILLER DEAN C
17030 NE 100TH
REDMOND, WA 98052

201601328HM
P & H REAL ESTATE SOLUTIONS
16359 NE 50TH ST
REDMOND, WA 98052

201601328HM
REARDON KEVIN P
16915 NE 100TH PLACE
REDMOND, WA 98053

201601328HM
RODRIGUEZ TOMMY L+DEBRA A
10504 171ST AV NE
REDMOND, WA 98052

201601328HM
SINGH SHAIWAL+ANUPA PATEL
18109 NE 100TH CT
REDMOND, WA 98052

201601328HM
STOYANOV VLADIMIR
10420 170TH AV NE
REDMOND, WA 98052

Margaret Ellsworth
17010 NE 100th ST
Redmond WA 98052

Dennis Schlosser
10322 176th Ave NE
Redmond WA 98052

Emily Johnson
18104 NE 113th ST
Redmond WA 98052

Scott Sievers
16721 NE 102nd PL
Redmond WA 98052

Alan and Marjorie Liu
17762 SE 58th PL
Bellevue WA 98006

Robert Doughty
16722 NE 102nd PL
Redmond WA 98052

Lawrence Pawlitschek
10027 169th Ave NE
Redmond WA 98052

Carol Rall
16238 NE 103rd PL
Redmond WA 98052

Brenda Butterfield
16820 NE 105th ST
Redmond WA 98052

Patricia and Philip Weaver
17022 NE 104th CT
Redmond WA 98052

Rashim Gupta
10404 168th Ave NE
Redmond WA 98052

Yuka Yasuhara
16733 101st PL
Redmond WA 98052



Date: April 3, 2017

SUBJECT: Puget Sound Emergency Response Network (PSERN)

Dear City of Redmond Property Owner:

The City of Redmond has received an application to develop land that is within 500' of your property. Since the proposal is close to your property and the proposal might affect you, your property, or your neighborhood, the City is sending you this letter and the enclosed materials for you to review. With this letter, you will find the following:

1. A vicinity map showing the proposal's location.
2. A public notice describing the proposal, and the methods and deadlines for you to provide comments to City staff.
3. A preliminary site layout illustrating the proposal's design.
4. A process flow chart illustrating where, when, and how you can submit comments.
5. A preliminary tree preservation plan (only if tree removal is proposed).

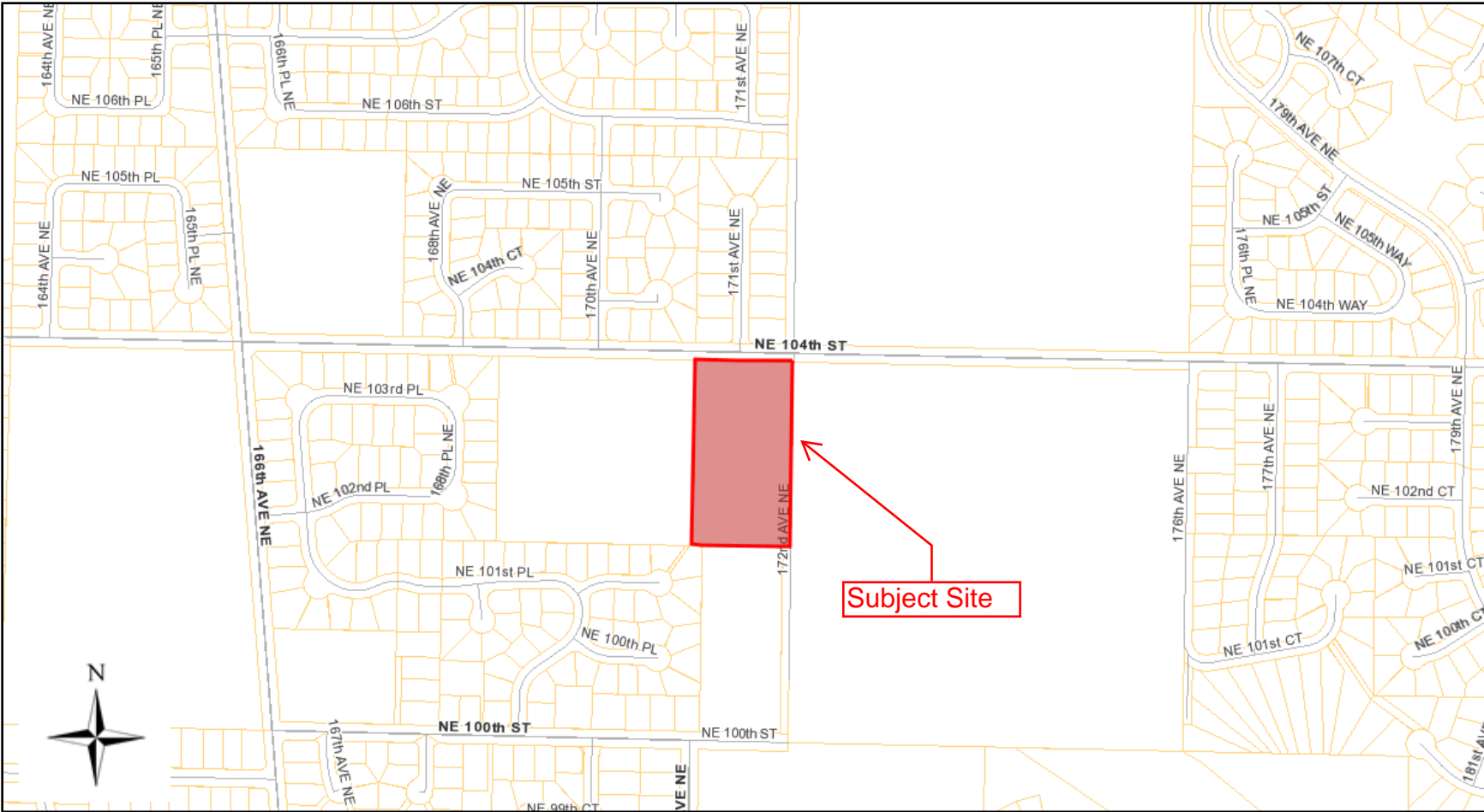
The City invites you to comment on this proposal. You may submit your written comments to the City (see the enclosed public notice for contact information). Comments may be mailed, e-mailed, or faxed.

You should feel free to share this with neighbors. Some neighbors may not have received this packet. People not receiving notices are often those neighbors who recently purchased their property or whose property is over 500' from the proposal. Although not officially notified, these neighbors may provide comments also. To receive future notices, they may also request to be a "party of record". To become a party of record an interested person should call, write, or e-mail the contact person, and request to be a party of record.

The City of Redmond looks forward to receiving your comments or answering your questions. Finally, on behalf of the City, I thank you for your interest and participation in your community, the City of Redmond.

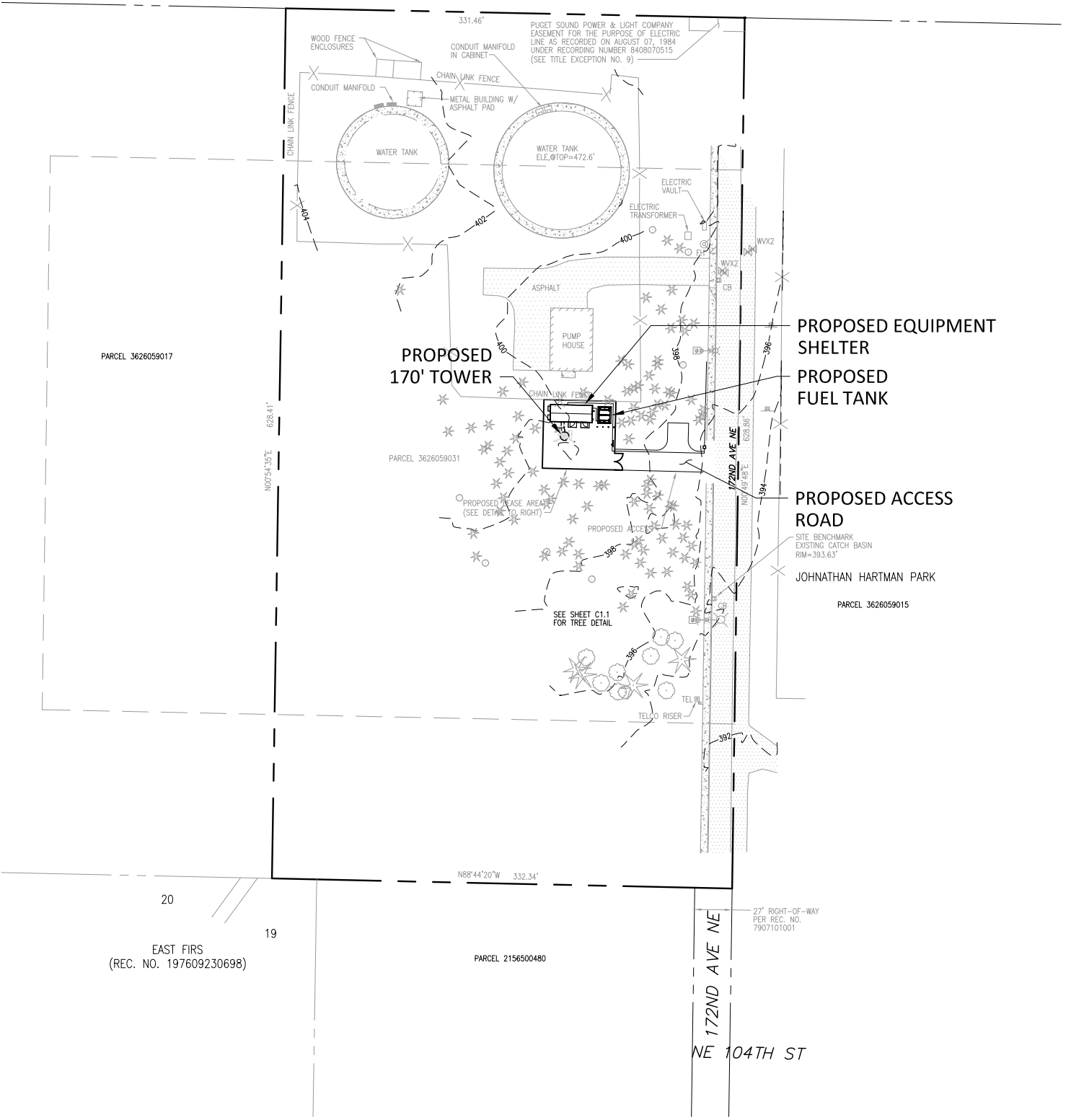
Sincerely,

Robert G. Odle
Director of Planning and Community Development



NE 104TH ST

N88°48'53"W 662.84' 180.72'

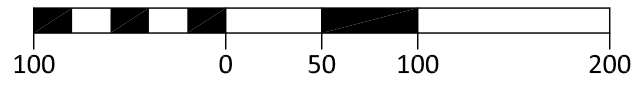


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PUBLIC NOTICE SITE PLAN



SCALE: 1" = 100'



ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

EDUCATION HILL
10365 172ND AVE NE
REDMOND, WA 98052

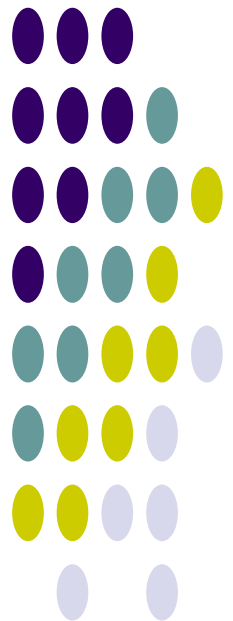
TITLE PUBLIC NOTICE SITE PLAN

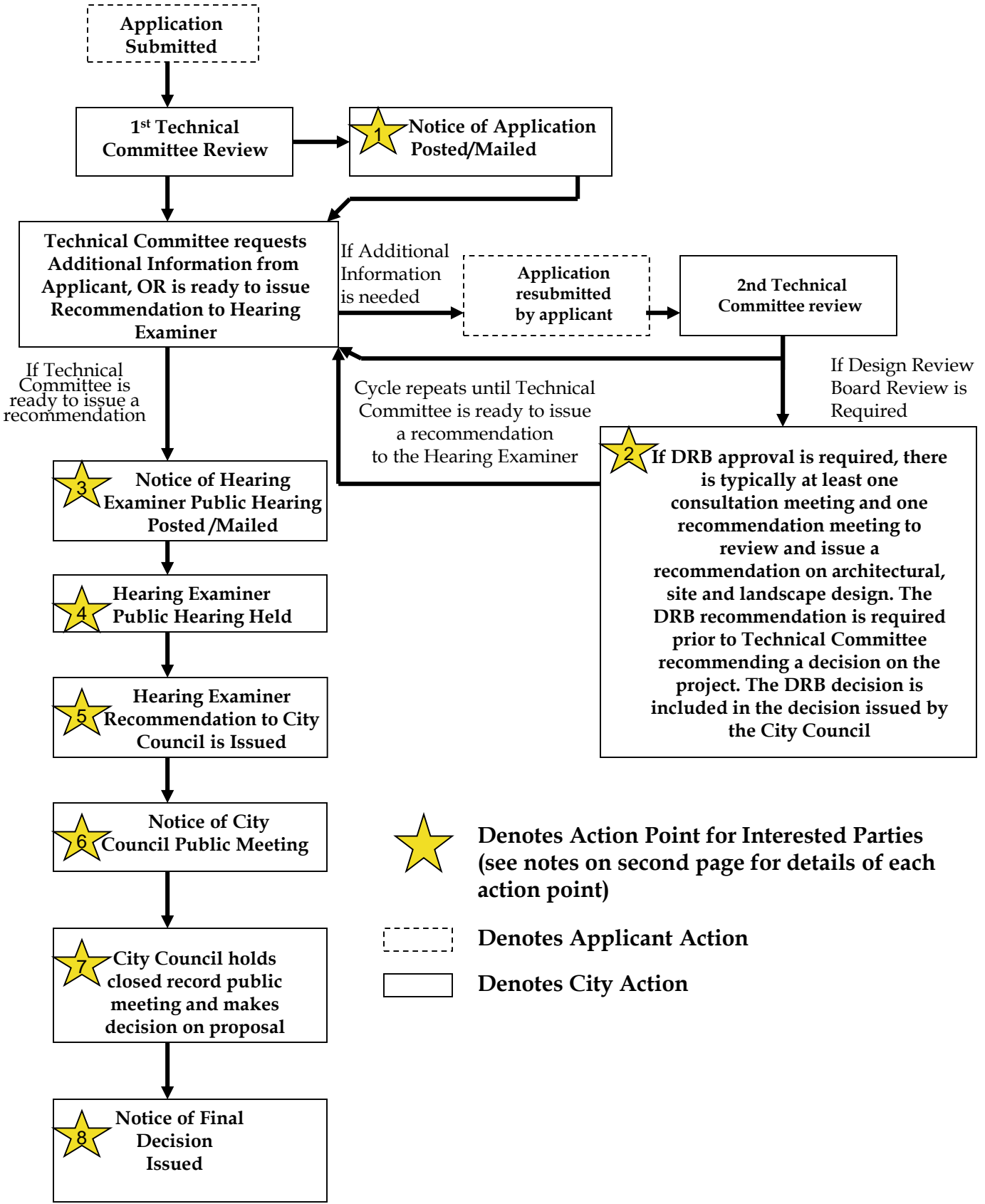
DATE	01/10/17
PROJECT NO.	16015.913
SCALE	1" = 100'
DRAWN BY	ZOS
CHECKED BY	JPU
APPROVED BY	GAG

SHEET
C0.1

Process Flow Chart for: Conditional Use Permit Applications

Conditional Use Permits follow the Type IV Process which includes a public hearing before the Hearing Examiner, who in turn makes a recommendation to the City Council. The City Council is the final decision maker.







TREE PRESERVATION PLAN

SCALE: 1" = 20'



PSERN
 EDUCATION HILL
 10365 172ND AVE NE
 REDMOND, WA 98052
 PARCEL # 3626059031



TREE (TO REMAIN)



TREE (TO BE REMOVED)



TREE (TO BE REMOVED)

Notes on Participation Points 1-8

#1- Notice of Application (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 or at hearing to establish themselves as Party of Record. Interested parties must become a Party of Record to reserve right to request reconsideration of Hearing Examiner's Recommendation. Although comments are accepted up until close of public hearing, 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 Recommendation? The DRB recommendation and associated conditions are incorporated into the Technical Committee recommendation and subsequently into the Hearing Examiner recommendation for the project. Therefore, if one wishes to appeal a DRB condition, one must wait until the City Council issues the final decision on the project and follow the appeal procedures noted therein.

#3-Notice of Public Hearing (sent 21 days in advance of hearing):

Sent to: Applicant, property owners and residents within 500 feet and any Parties of Record

Posted: On site (large white sign), City Hall, Library, Internet, published in paper.

Who May Participate? Any person may participate. Any person who has already submitted comments up until this point are established as a Party of Record and are considered participants of the hearing. Others who have not submitted comments, must submit comments prior to or at hearing in order to establish themselves as a Party of Record. Only Parties of Record have the right to request reconsideration of the Hearing Examiner's recommendation to City Council

#4-Public Hearing:

Who May Participate? Any person may participate and establish themselves as a Party of Record by submitting written comments prior to hearing, submitting written comments at hearing or making oral comments at hearing. Interested parties must have submitted comments prior to or at hearing in order to establish themselves as a Party of Record and reserve their right to request reconsideration of the Hearing Examiner's recommendation.

#5- Hearing Examiner Recommendation issued:

When: The recommendation is issued within 14 calendar days after hearing.

Who receives the recommendation? Only Parties of Record will receive the recommendation

Who can request reconsideration? Any Party of Record may request reconsideration within 10 business days.

What if a Party of Record requests reconsideration? If reconsideration is requested, the Hearing Examiner, shall, within 14 days, either deny the request, issue a revised decision, or call for an additional public hearing. The response to the request for reconsideration will be sent to all Parties of Record.

#6-Notice of City Council Public Meeting (sent 21 days prior to meeting):

Sent to: Applicant and Parties of Record.

When Posted: If known at the time of the Hearing Examiner's recommendation it will be included in the Recommendation. Otherwise 21 days prior to the Council Meeting.

#7-City Council Closed Record Public Meeting:

Who May Participate? There is no restriction as to who may address the Council (regardless of whether you are a Party of Record), except that each side (proponent and opponent) has 10 minutes each to address the Council and each side is limited to one speaker.

#8-Notice of Final Decision (typically sent within 14 days after City Council decision):

Sent to: Applicant and Parties of Record

Appeal Provision: The decision of the City Council 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.).