**Project Information**

**Project Name:** Acapriccio Short Plat  
**Application Type:** Land Division Short Subdivision  
**File Number:** LAND–2019–00037

**Project Description:** A two lot short plat of one existing 0.28 acre parcel. Existing structures and improvements to be removed. Construction to include new utility service connections, lot grading and access paving. A shared access

**Project Location:** 13202 NE 70th St

**Site Address, If Applicable:** 13202 NE 70TH ST  
**Size of Subject Area in Acres:** 0.28 Sq.Ft. 0

**Applicant:** Michael Murstein

**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, Short Subdivision

**Required Studies:**  
Tree Health Assessment

**Existing Environmental Documents, relevant to this application:**  
SEPA Checklist

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**Important Dates**

**Application & Completeness Date:** February 6, 2019  
**Notice of Application Date:** February 15, 2019

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to Mar 8, 2019. If date ends on a weekend or holiday comments are due on the next business day.

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**Regulatory Information**

**Zoning:** Residential  
**Comprehensive Plan Designation:** Single-Family Urban

**Consistent with Comprehensive Plan:** Yes

**Applicable Development Regulations:**  

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**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.

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**City Contact Information**

**Project Planner Name:** Benjamin Sticka  
**Phone Number:** 425–556–2470  
**Email:** bsticka@redmond.gov
Public Comment Form

Project Name: Acapriccio Short Plat
File Number: LAND-2019-00037

Contact Information

Name: ____________________________ Phone: ____________________________ Email: ____________________________

Address: ____________________________ State: ____________________________ Zip Code: ____________________________

Comments (Attach additional sheets if necessary)

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Vicinity Map

LAND-2019-00037, Acapriccio Short Plat
Address: 13202 NE 70th Street
Parcel Number(s): 1025059086
Short Plats follow the Type II process. The Type II process includes review by the Technical Committee, with the Technical Committee as the decision maker. There is no public hearing requirement. A neighborhood meeting is highly recommended/encouraged by the City as part of the review process.
If Technical Committee is ready to issue a decision, Cycle repeats until Technical Committee is ready to issue a decision.

Application Submitted

1st Technical Committee Review

Notice of Application Posted/Mailed

Neighborhood Meeting held

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

If Technical Committee is ready to issue a decision

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
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.