

ATTACHMENT C

CITY OF REDMOND NOTICE OF PUBLIC HEARING AND APPEAL HEARING

PROJECT INFORMATION

PROJECT NAME: EMERALD HEIGHTS

APPLICATION TYPES: SEPA APPEAL, SITE PLAN ENTITLEMENT & CONDITIONAL USE PERMIT

FILE NUMBERS: LAND-2018-00920, LAND-2016-00586 & LAND-2018-00617

PROJECT DESCRIPTION: A PROPOSED ASSISTED LIVING AND INDEPENDENT LIVING BUILDING WITH ASSOCIATED PARKING, SITE AND STREET IMPROVEMENTS

PROJECT LOCATION: 10901 176TH CIRCLE NE, REDMOND, WA 98052

SITE ADDRESS, IF APPLICABLE: 10901 176TH CIRCLE NE, REDMOND, WA 98052

SIZE OF SUBJECT AREA IN ACRES: 38.0 ACRES

APPLICANT: JULIE LAWTON PROCESS TYPES: TYPE II & III

SEPA THRESHOLD DETERMINATION: JUNE 26, 2018

REQUIRED PERMITS, NOT A PART OF THIS APPLICATION: BUILDING PERMITS, FIRE PERMITS & PUBLIC WORKS PERMITS. REQUIRED STUDIES: CRITICAL AREAS REPORT, CRITICAL AQUIFER RECHARGE AREA REPORT, PARKING ANALYSIS, STORMWATER REPORT, TRAFFIC STUDY AND TREE HEALTH ASSESSMENT. EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS APPLICATION: SEPA CHECKLIST

REGULATORY INFORMATION

ZONING: RESIDENTIAL CONSISTENT W/COMPREHENSIVE PLAN: YES APPLICABLE DEVELOPMENT REGULATIONS: REDMOND MUNICIPAL CODE & ZONING CODE COMPREHENSIVE PLAN DESIGNATION: SINGLE-FAMILY URBAN

IMPORTANT DATES

APPLICATION AND COMPLETENESS DATE: JUNE 14, 2018

HEARING DATES AND TIME: JANUARY 7, 14, AND 28 (IF NEEDED), 2019

JANUARY 7, 14, AND 28 - 9:00 AM TO 5:00 PM SEPA APPEAL - PLEASE NOTE: THE PUBLIC IS WELCOME TO ATTEND, THERE IS NO PUBLIC COMMENT

JANUARY 7, 14, AND 28 - 6:00 PM TO 10:00 PM CONDITIONAL USE PERMIT AND SITE PLAN ENTITLEMENT PUBLIC HEARING - PLEASE NOTE: PUBLIC COMMENT AT THE HEARING IS LIMITED TO FIVE (5) MINUTES PER PERSON (EACH PERSON IS INVITED TO SPEAK ONLY ONCE). A PUBLIC COMMENT SIGN-UP SHEET WILL BE PROVIDED STARTING AT 5 PM ON EACH HEARING DAY, ON A FIRST COME, FIRST SERVE BASIS. ON JANUARY 7, THE HEARING WILL START WITH THE CITY'S AND APPLICANT'S PRESENTATIONS, AND PUBLIC COMMENT WILL FOLLOW. THE HEARING WILL END FOR THE DAY ON JANUARY 7 AND 14, PROMPTLY AT 10 PM. IF THERE ARE ADDITIONAL NAMES ON THE SIGN-UP SHEET, THE ORDER OF SPEAKERS WILL RESUME ON THE NEXT SCHEDULED HEARING DAY BEGINNING AT 6 PM. WRITTEN COMMENTS TO SUPPLEMENT PUBLIC TESTIMONY WILL BE ALLOWED UP TO THE CLOSE OF THE RECORD. PLEASE INCLUDE NAME AND ADDRESS ON WRITTEN COMMENTS.

PLACE:

JANUARY 7 AND 14 – MARRIOTT HOTEL AT THE REDMOND TOWN CENTER, GRAND BALLROOM, 7401 164TH AVE NE, REDMOND, WA

***FREE PARKING IS AVAILABLE IN THE TOWN CENTER PARKING GARAGES**

JANUARY 28 – CITY HALL, CITY COUNCIL CHAMBERS, 15670 NE 85TH STREET, REDMOND WA

***PARKING IS AVAILABLE IN FRONT OF CITY HALL, AT THE SENIOR CENTER, AND IN THE REDMOND MUNICIPAL CAMPUS PARKING GARAGE (ENTRANCE IS OFF OF 160TH AVENUE NE)**

HEARING NOTICED CONTINUED ON BACK PAGE

HEARING EXAMINER: SHARON RICE

DATE OF NOTICE: DECEMBER 17, 2018

PUBLIC COMMENT PERIOD: ALL INTERESTED PERSONS WHO WOULD LIKE TO BECOME A PARTY OF RECORD, ARE INVITED TO TESTIFY AT THE PUBLIC HEARING TO EXPRESS THEIR VIEWS, OR TO SUBMIT WRITTEN TESTIMONY AT THE HEARING. ADDITIONALLY, YOU MAY BECOME A PARTY OF RECORD BY SUBMITTING WRITTEN COMMENTS (EMAIL IS ACCEPTABLE, PLEASE INCLUDE MAILING ADDRESS TO BECOME A PARTY OF RECORD) TO THE DEVELOPMENT SERVICES CENTER LOCATED AT CITY HALL AT 15670 NE 85TH STREET, P.O. BOX 97010, MAIL STOP 2SPL, REDMOND, WA 98073-9710, OR FAX TO 425-556-2400. WRITTEN COMMENTS MUST BE SUBMITTED PRIOR CLOSE OF THE RECORD. ONLY PARTIES OF RECORD WILL HAVE THE RIGHT TO REQUEST RECONSIDERATION OF THE HEARING EXAMINER’S DECISION ON THE APPLICATION.

INFORMATION AVAILABLE: A COPY OF THE STAFF REPORT WILL BE AVAILABLE 21 DAYS PRIOR TO THE HEARING (COPIES CAN BE PROVIDED AT THE REQUESTOR’S COST), AND AT WWW.REDMOND.GOV/GOVERNMENT/HEARINGEXAMINER. THE APPLICATION AND ALL DOCUMENTS FILED BY THE APPLICANT ARE AVAILABLE FOR INSPECTION OR COPYING (AT THE COST OF THE REQUESTOR) AND ARE ON FILE IN THE DEVELOPMENT SERVICES CENTER. THE FILE MAY BE EXAMINED AT THE DEVELOPMENT SERVICES CENTER DURING BUSINESS HOURS.

PUBLIC HEARING INFORMATION AVAILABLE: FOLLOWING THE HEARING TO BE HELD ON JANUARY 7, 14 & 28, 2019, A COPY OF THE DECISION WILL BE SENT TO PARTIES OF RECORD, AND CAN BE OBTAINED BY CONTACTING THE OFFICE OF THE HEARING EXAMINER, CITY OF REDMOND, MS: 3NFN, P.O. BOX 97010, REDMOND, WA 98073-9710. PHONE: 425-556-2191; AND AVAILABLE AT WWW.REDMOND.GOV/GOVERNMENT/HEARINGEXAMINER. THE APPEAL PROCEDURES WILL BE SET FORTH IN THE HEARING EXAMINER’S REPORT ISSUED IN THIS MATTER.

CITY CONTACT INFORMATION:

PROJECT PLANNER NAME: BENJAMIN STICKA

PHONE NUMBER: 425-556-2470

EMAIL: BSTICKA@REDMOND.GOV

VICINITY MAP

Emerald Heights Assisted Living Building Conditional Use Permit, LAND-2016-00586 and Site Plan Entitlement, LAND-2018-00617; Parcel Number: 3626059003

