



Date: February 23, 2018

SUBJECT: Larkin Property

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. If you wish to be informed of future actions or would like to become a party of record on this proposal you must provide your name and mailing address to the project planner.

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,

A handwritten signature in cursive script that reads "Karen Haluza".

Karen Haluza  
Director of Planning and Community Development



# City of Redmond Notice of Application

For more information about this project visit [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)

## Project Information

**Application Type:** Land Division Subdivision

**Project Name:** Larkin Property

**File Number:** LAND-2018-00116

**Project Description:** Subdivide one 2.48 acre parcel into 14 single-family lots.

**Project Location:** 134th Ave NE and NE 102nd ST

**Site Address, If Applicable:** 10201 134TH AVE NE

**Size of Subject Area in Acres:** 2.47 Sq.Ft. 0

**Applicant:** Mike Walsh

**Process Type:** III (see attached flow chart)

**A Public Hearing is required, however a date has yet to be determined. A Public Hearing notice will be sent in the future.**

**Required Permits, not a part of this application:**

Building Permits, Fire Permits, Public Works Permits

**Required Studies:**

Stormwater Report, Stream Reconnaissance Report, Tree Health Assessment, Wetland 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:** February 9, 2018

**Notice of Application Date:** February 23, 2018

**To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to March 16, 2018. If date ends on a weekend or holiday comments are due on the next business day.**

## Regulatory Information

**Zoning:** Residential Innovative Zone

**Comprehensive Plan Designation:** Single-family urban

**Consistent with Comprehensive Plan:** Yes

**Applicable Development Regulations:** Redmond Municipal Code & Zoning Code

## Public Comment

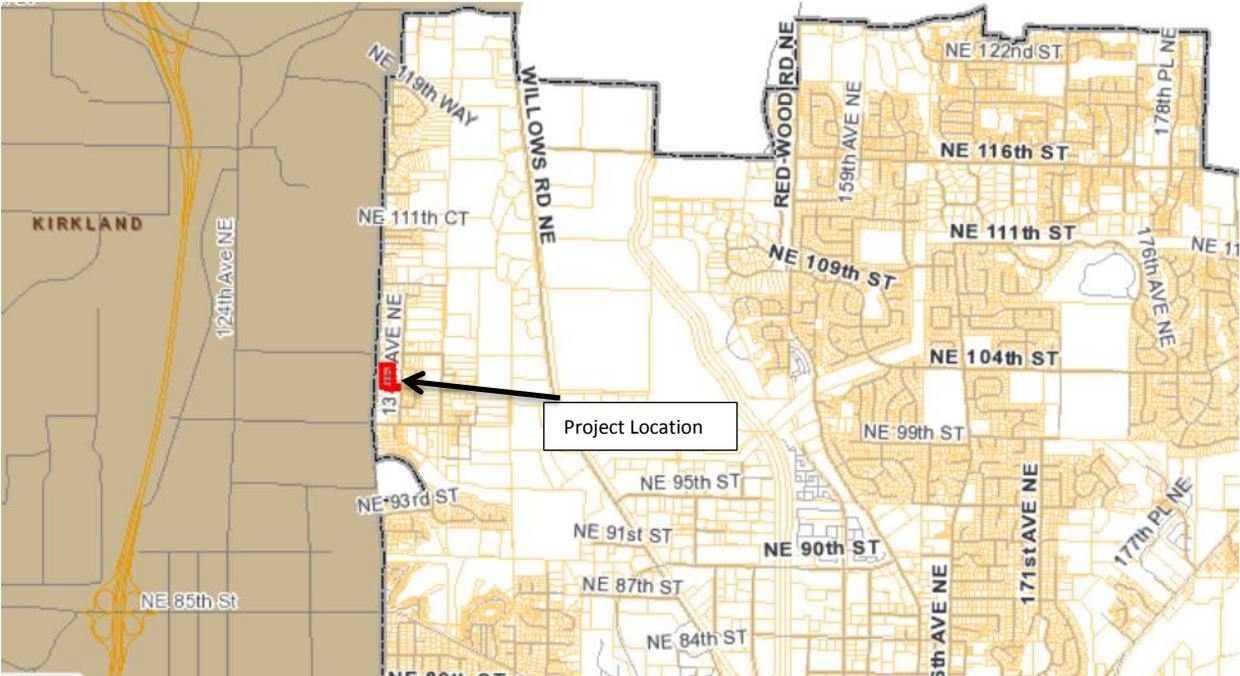
Although comments are accepted up until close of public hearing, submittal of comments during the comment period required in the RZC will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible. The Technical Committee shall not issue a recommendation until the end of the minimum comment period. 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



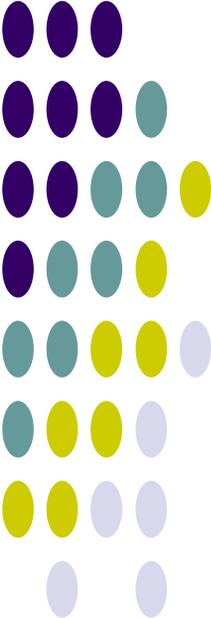
LAND-2018-00116, Lakin Property  
10201 – 134<sup>th</sup> Ave NE  
Parcel Number(s): 1246700141



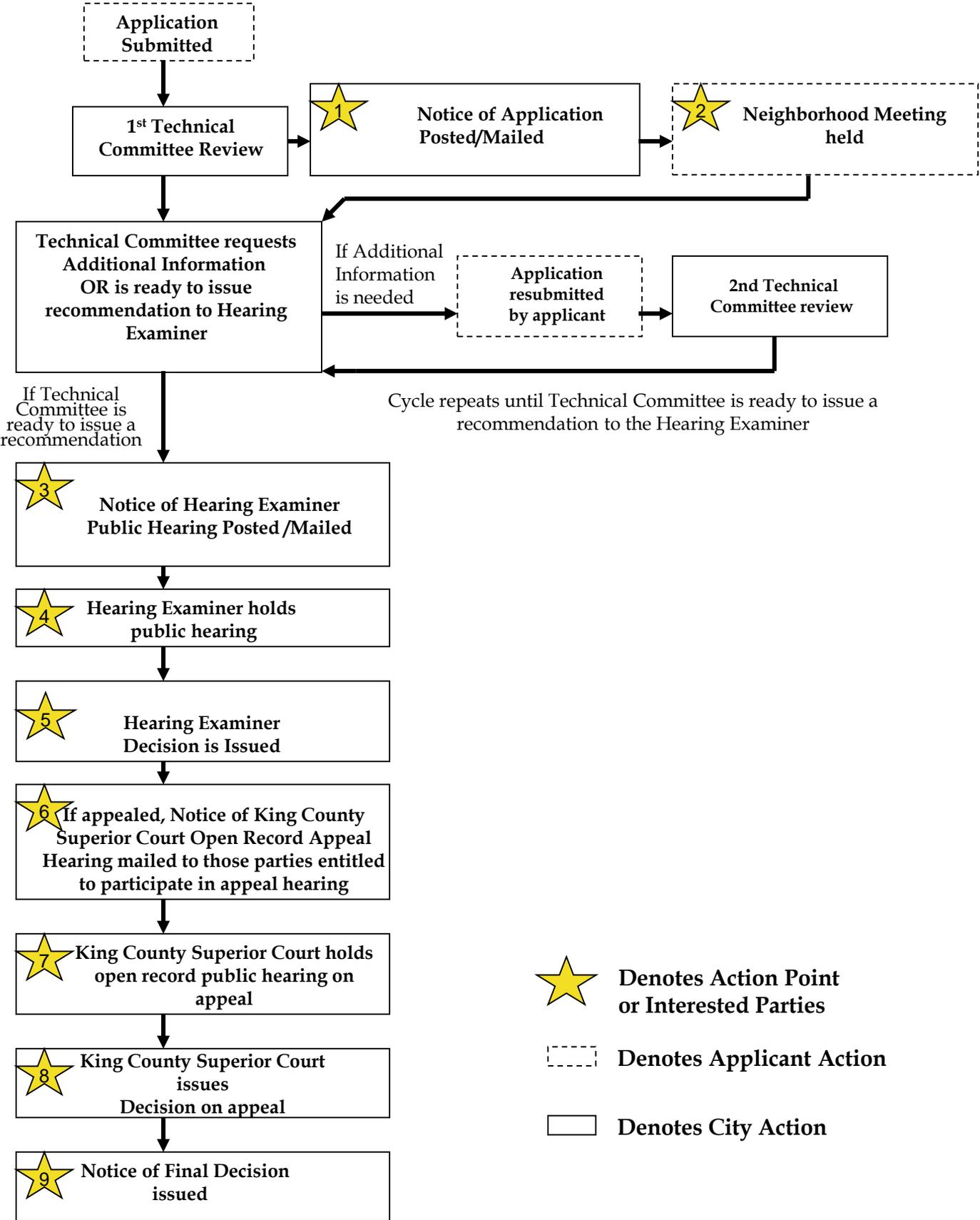


# Process Flow Chart for: Preliminary Plat Applications

Preliminary Plats follow the Type III process which requires a public hearing before the Hearing Examiner. The Hearing Examiner is the final decision maker.



ATTACHMENT 4





# Notes on Participation Points 1-9

ATTACHMENT 4

## **#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. You must become a Party of Record to reserve right to request reconsideration or appeal the Hearing Examiner's Decision. 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-Neighborhood Meeting (notice sent 21 days in advance of meeting):**

**Sent to:** Applicant, property owners and residents within 500 feet, as well as Parties of Record.

**Posted:** On site, City Hall, Library

**Who May Participate?** Any interested party may participate. Those who participate establish themselves as a Party of Record, but meeting attendance is not required to become a Party of Record if comments are submitted prior to or at public hearing.

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

**Sent to:** Applicant, property owners/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 or appeal the Hearing Examiner's decision

## **#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 or appeal the Hearing Examiner's decision.

## **#5-Hearing Examiner Decision is issued:**

**When:** The Decision is issued within 14 days after hearing

**Who receives the decision?** Applicant and Parties of Record.

**Who can request reconsideration or appeal?** Parties of record may request reconsideration or appeal within 10 business days

**What if a Party of Record requests reconsideration?** The Hearing Examiner, shall, within 14 days either deny the request, issue a revised decision, or call for an additional public hearing. A final decision on the Preliminary Plat will be sent to all Parties of Record. This final decision on the Plat may be appealed to the King County Superior Court.

## **#6-Notice of King County Superior Court Closed Record Appeal Hearing:**

**Sent to:** Applicant and Appellant or their representatives

**When Mailed:** A minimum of 14 days prior to hearing

## **#7-King County Superior Court Closed Record Appeal Hearing:**

**Who May Participate?** The applicant, the appellant, the applicable department director, or representatives of these parties.

## **#8-King County Superior Court Makes Decision on Appeal:**

**When?** The King County Superior Court **typically takes action on the appeal the same night as the closed record appeal hearing.**

**Can the Council Decision be appealed?** **Yes, the decision of the City Council may be appealed to Superior Court after the Notice of Decision has been issued**

## **#9-Notice of Final Decision (typically sent within 14 days of King County Superior Court action):**

**Sent to:** Applicant and those who participated in the closed record appeal hearing

**Appeal Provision:** The final decision 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.).





## Notice of Application Certification of Public Notice

CITY OF REDMOND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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### CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Notice of Application for Lakin Property File number: LAND-2018-00116 was sent to the Applicant and to the attached mailing list copy, by first class mail, on or before February 23, 2018.

Name: Gloria Meerscheidt

Date: February 23, 2018

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### CERTIFICATE OF POSTING

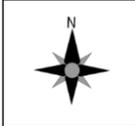
I, the undersigned, certify that on February 23, 2018 I posted copies of the attached Notice of Application at:

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

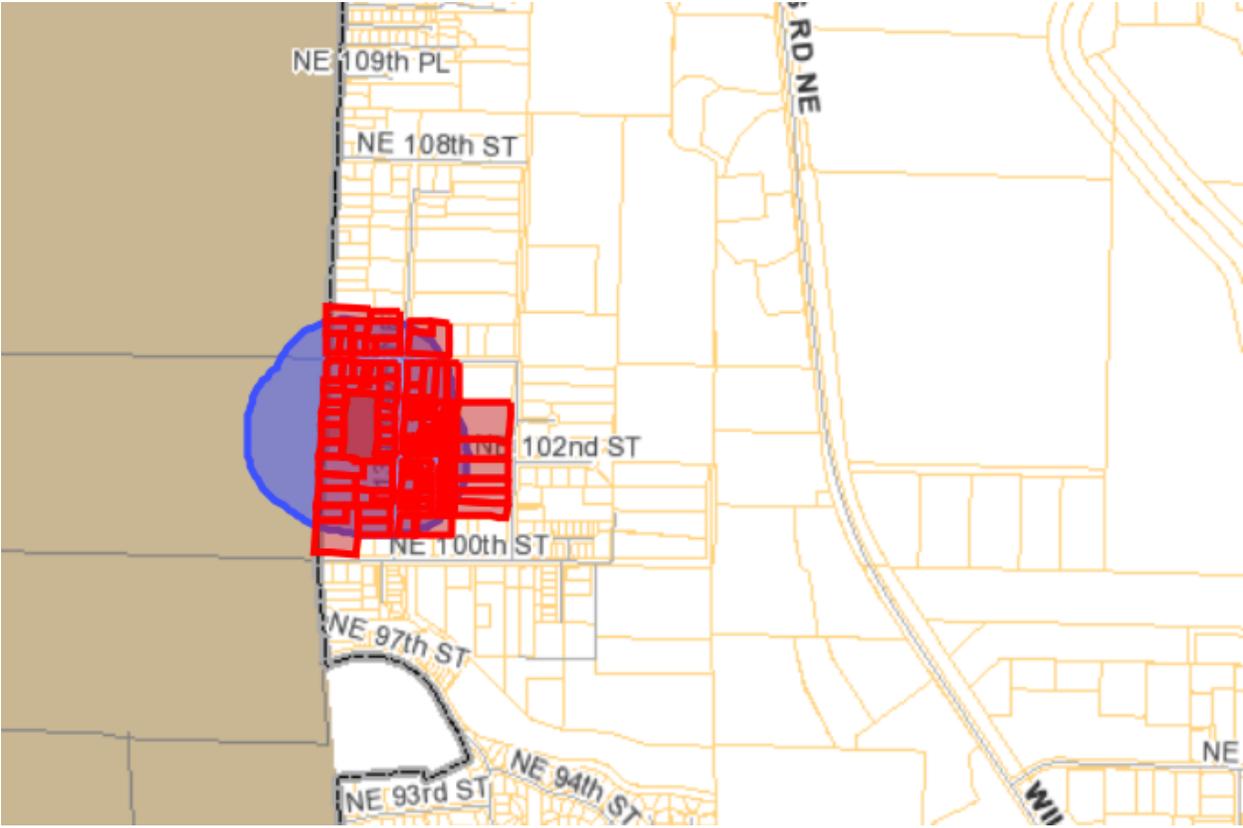
Name: Cameron Zapata

Date: February 23, 2018

Mailing Area



LAND-2018-00116, Lakin Property  
10201 – 134<sup>th</sup> Ave NE  
Parcel Number(s): 1246700141



## ATTACHMENT 4

201800116CZ  
Current resident  
10205 134TH AVE NE  
KIRKLAND, WA 98033

201800116CZ  
Current resident  
10033 134TH AVE NE  
KIRKLAND, WA 98033

201800116CZ  
Current resident  
13314 NE 104TH ST  
KIRKLAND, WA 98033

201800116CZ  
Current resident  
10192 134TH PL NE  
KIRKLAND, WA 98033

201800116CZ  
Current resident  
10060 132ND AVE NE  
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201800116CZ  
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13415 NE 104TH ST  
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10236 134TH PL NE  
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201800116CZ  
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KIRKLAND, WA 98033

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13305 NE 104TH ST  
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KIRKLAND, WA 98033

## ATTACHMENT 4

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KIRKLAND, WA 98033

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13426 NE 102ND ST  
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## ATTACHMENT 4

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Current resident  
13420 NE 101ST ST  
KIRKLAND, WA 98033

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SLOSS ANDREW  
10931 81ST CT NE  
KIRKLAND, WA 98034

201800116CZ  
FISHER M N  
10060 132ND NE  
KIRKLAND, WA 98033

201800116CZ  
VAUGHN HALE  
10411 113TH PL NE  
KIRKLAND, WA 98033

201800116CZ  
ZHANG QIAN  
6521 SE COUGAR MOUNTAIN WAY  
BELLEVUE, WA 98006

201800116CZ  
REB ENTERPRISES  
601 UNION STREET SUITE 3016  
SEATTLE, WA 98101

201800116CZ  
DALIA APURVA+PARUL  
19147 NE 44TH CT  
SAMMAMISH, WA 98074

201800116CZ  
Current resident  
10171 134TH PL NE  
KIRKLAND, WA 98033

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KIRKLAND, WA 98033

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WHITAKER DAVID  
1220 NORTH AVE  
KIRKLAND, WA 98033

201800116CZ  
REED JOAN A  
13218 NE 104TH  
KIRKLAND, WA 98033

201800116CZ  
LAY AMY M+DORA+HOLLY QUACH  
3901 PARK AVE N  
RENTON, WA 98056

201800116CZ  
MOCHA REALTY LLC  
2371 132ND AVE SE  
BELLEVUE, WA 98005

201800116CZ  
REED SARAH LYNN  
10256 132ND AV NE  
KIRKLAND, WA 98033

201800116CZ  
ST GEORGES COPTIC ORTH CHUR  
PO BOX 876  
KIRKLAND, WA 98083

201800116CZ  
Current resident  
10226 134TH PL NE  
KIRKLAND, WA 98033

201800116CZ  
GOEKE JOSEPH C  
13253 HOLMES POINT DR NE  
KIRKLAND, WA 98034

201800116CZ  
WILSON ADAM+BOSH DAVID  
10237 134TH AV NE  
KIRKLAND, WA 98033

201800116CZ  
KING DAVID D  
10020 134TH AVENUE NORTHEAST  
KIRKLAND, WA 98033

201800116CZ  
LUCE JEANNINE L  
4719 272ND AV NE  
REDMOND, WA 98053

201800116CZ  
SMITH SANDRA L  
10026 132ND NE  
KIRKLAND, WA 98033

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KUMAR AJIT+AMISHA JAISWAL  
10206 136TH PL NE  
KIRKLAND, WA 98033

201800116CZ  
MI ZEMIN  
9239 120TH AVE SE  
NEWCASTLE, WA 98056