



CITY OF KIRKLAND

Planning and Building Department

123 Fifth Avenue, Kirkland, WA 98033

425.587.3600 - www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF APPLICATION & OPTIONAL SEPA NOTICE CALLAN RIDGE, CASE NO. [ZON16-00927](#) & [SUB16-00921](#)

PROPOSAL: Carol Rozday of GGM Investments, LLC, the applicant, is requesting a Process IIB Zoning Permit for a 28 Lot Subdivision and Planned Unit Development (PUD). The PUD request includes modification to the following code requirements: front yard setback; lot coverage; floor area ratio and height calculation. (IDP tree plan). The application was received by the City on April 22, 2016 and was deemed complete on May 25, 2016.

LOCATION: [13224](#), [13236](#) & [13240](#) 136th Avenue NE and Parcel Numbers [2226059117](#) & [2226059098](#)

NEIGHBORHOOD: Kingsgate

REVIEW PROCESS: The decision on this application will be made by the City Council, based on a recommendation from the City's Hearing Examiner. The process involves an opportunity for public comment in writing or at a public hearing to be held by the Hearing Examiner. Prior to the hearing, the Planning and Building Department will prepare a staff report making a recommendation on the application. Following the hearing, the Hearing Examiner will make a recommendation to approve, modify or deny the application. The City Council will make a decision on the application based on the recommendation of the Hearing Examiner and the record of comments and information provided to the Hearing Examiner. The decision will be based on whether the application complies with Kirkland's Zoning Code/Subdivision Ordinance and other applicable codes. **A hearing date has not yet been set. Notice of the hearing will be given at least 14 days before the hearing**

Environmental Review: The City of Kirkland has reviewed the proposal for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 and KMC 24.02.170 is being used. This process integrates the comment period for the Notice of Application and SEPA. **This may be the only opportunity to comment on the environmental impacts of the proposal.**

Agencies, tribes and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by 5:00 p.m. on June 20, 2016 to Associate Planner Susan Lauinger.

In the event that mitigation measures are proposed after the close of the integrated comment period, notice shall be given as required in KMC 24.02.160. the DNS or MDNS will not be issued until the comment period is over. A copy of the DNS or MDNS for the proposal stating the time period for filing an appeal may be obtained upon request.

PUBLIC COMMENT: Written comments received prior to **5:00 p.m. on June 20, 2016** will be considered by the Planning and Building Department in preparing its recommendation and staff report to the Hearing Examiner. Written comments may be submitted to the Hearing Examiner at any time before the close of the public hearing. Oral comments may be provided at the hearing. Those who provide written or oral comments before the close of the public hearing, will receive a copy of the City Council's Decision. Others may obtain copies from the Planning and Building Department. ***Send written comments to project planner Susan Lauinger 123 5th Avenue, Kirkland, WA 98033 or to email address slauinger@kirklandwa.gov. Please indicate your name, mailing address and e-mail address and refer to permit number ZON16-00927 & SUB16-00921.***

APPEALS: The City Council's decision is the final decision of the City. Judicial review may be requested pursuant to state law.

FOR MORE INFORMATION: For more information about this application, please contact project planner, Susan Lauinger, City of Kirkland Planning and Building Department at 425.587.3252 or slauinger@kirklandwa.gov. (Additional information is available at www.mybuildingpermit.com). Application materials are contained in the official file available in the Planning and Building Department, 123 5th Avenue, Kirkland, 8:00 a.m. – 5:00 p.m. Mon.–Fri. Existing environmental documents that evaluate the proposal include: Geotechnical Report, Stream Report, Traffic Study and Environmental Checklist.

Publishing Date: June 2, 2016

**CALLAN RIDGE
SUB16-00921
ZON16-00927**

RSA 1

P

RMA 3.6

RMA 2.4

SUBJECT PROPERTY

RSA 6

RSA 8

