



CITY OF KIRKLAND
NOTICE OF SEPA DETERMINATION & ROAD CONCURRENCY TEST
BRIDLESTONE ESTATES, FILE NO. [SUB15-00572](#) & [SEP15-00576](#)

The City of Kirkland has conducted an environmental review and road concurrency review of the following project:

Permit No.: SUB15-00572 & SEP15-00576

Proponent: Cher Anderson, KLN Construction Inc.

Address or Location of proposal: 4600 – 4646 116th Ave NE

Description of project: Preliminary plat application to create 35 single family residential lots on 17.6 acres. The project includes a rezone request to change the zoning designation from RS 35 (single-family residential 35,000 sq. ft. minimum lot size) to RS 12.5 (single-family residential 12,500 sq. ft. minimum lot size). The project also includes: 1) "paper fill" and fill of wetland area to provide road access to the property from 116th Avenue NE near the southwest corner of the property and required right-of-way improvements along 116th Avenue NE. 2) Reduction in standard wetland buffer width to meet the City required right-of-way improvements for road access. 3) Installation of a culvert or bridge to widen the road access to meet City requirements. 4) The proposed mitigation for the wetland and buffer impacts includes a combination of wetland re-establishment, enhancement, restoration, and buffer restoration and enhancement.

Notice is hereby given that on January 29, 2016 the City of Kirkland issued a Determination of Nonsignificance (DNS) in accordance with the State Environmental Policy Act (SEPA) and Chapter 197-11 of the Washington Administrative Code.

SEPA Comments: Comments must be submitted by **5:00 PM** on February 12, 2016 to the City of Kirkland, [Planning & Building Department](#), 123 Fifth Avenue, Kirkland, WA 98033. Contact Désirée Goble for further information at 425.587.3251.

Procedures to Appeal SEPA: You may contact Désirée Goble at (425) 587-3251 to ask about the procedures for SEPA appeals):

1. A written appeal must be filed with the Environmental Coordinator by **5:00 PM** on February 12, 2016 at the above address.
2. The appeal must contain a brief and concise statement of the matter being appealed, the specific components or aspects that are being appealed, the appellant's basic rationale or contentions on appeal, and a statement demonstrating standing to appeal. The following have standing to appeal: a) the applicant; b) any agency with jurisdiction; c) any individual or other entity who is specifically and directly affected by the proposed action. The appeal may also contain whatever supplemental information the appellant wishes to include.
3. Pay the fee to file an appeal. See the [Planning & Building Department Land Use Fee Schedule](#).

This project requires a public hearing by the Hearing Examiner. Many issues are most appropriately considered during the hearing process rather than through the SEPA process. However some issues, such as traffic, are usually considered only through SEPA and may only be contested or appealed by filing an appeal of the DNS. **There may be no other opportunity to appeal these issues.** Call Désirée Goble at 425.587.3251 if you have questions about what issues are addressed in this DNS.

Notice is hereby given that the proposed project passed the road concurrency review and the City of Kirkland issued a road concurrency test notice in accordance with the [Kirkland Municipal Code \(KMC\) Title 25](#).

Procedures to Appeal Road Concurrency:

1. Refer to [Kirkland Municipal Code \(KMC\) Chapter 25.23](#) for what decisions may not be appealed.
2. A written appeal must be filed with the Public Works Official, Thang Nguyen, by 5:00 p.m. on February 12, 2016 at the above address.
3. A concurrency appeal will follow the same process as a SEPA appeal. See No. 2 and 3 above under SEPA appeals for procedures. A separate appeal fee is required. See the [Planning & Building Department Land Use Fee Schedule](#).

There is no other opportunity to appeal road concurrency issues. Call Thang Nguyen at 425.587.3869 if you have questions about what is addressed in concurrency review.

More information is available at www.mybuildingpermit.com.

Publishing Date: February 4, 2016



CITY OF KIRKLAND

Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Case No.: SEP15-00576

DATE ISSUED: January 29, 2016

Project Name: Bridlestone Estate Subdivision and Rezone

Project Location: 4600 – 4646 116th Ave NE

Project Description: Preliminary plat application to create 35 single family residential lots on 17.6 acres. The project includes a rezone request to change the zoning designation from RS 35 (single-family residential 35,000 sq. ft. minimum lot size) to RS 12.5 (single-family residential 12,500 sq. ft. minimum lot size). The project also includes: 1) "paper fill" and fill of wetland area to provide road access to the property from 116th Avenue NE near the southwest corner of the property and required right-of-way improvements along 116th Avenue NE. 2) Reduction in standard wetland buffer width to meet the City required right-of-way improvements for road access. 3) Installation of a culvert or bridge to widen the road access to meet City requirements. 4) The proposed mitigation for the wetland and buffer impacts includes a combination of wetland re-establishment, enhancement, restoration, and buffer restoration and enhancement.

Proponent: Cher Anderson, KLN Construction, Inc.

Project Planner: Désirée Goble, AICP

Lead agency is the City of Kirkland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date issued. Comments must be submitted to Désirée Goble, project planner at dgoble@kirklandwa.gov by **5:00 PM on February 12, 2016**. Please reference case number SEP15-00576.

Responsible official:  _____ January 29, 2016
Paul Stewart, AICP, Acting Planning Director Date
City of Kirkland
Planning & Building Department
123 Fifth Avenue, Kirkland, WA 98033 - (425) 587-3225

You may appeal this determination to the Planning & Building Department at City of Kirkland, 123 Fifth Avenue, Kirkland, WA 98033 no later than **5:00 PM on February 12, 2016** by a Written Notice of Appeal. You should be prepared to make specific factual objections and reference case number SEP15-00576. Contact Désirée Goble, project planner in the Planning & Building Department at (425) 587-3251 to ask about the procedures for SEPA appeals. See also KMC 24.02.230 Administrative Appeals.

Publish in The Seattle Times on: February 4, 2016

Distribute this notice with a copy of the Environmental Checklist to:

GENERAL NOTICING

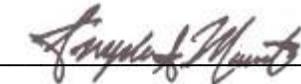
- Department of Ecology - Environmental Review
- Muckleshoot Tribal Council - Environmental Division, Tribal Archeologist
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat
- Cascade Water Alliance – Director of Planning
- South Rose Hill/Bridle Trails Neighborhood Association
- Lake Washington School District No. 414: Budget Manager and Director of Support Services

AGENCIES WITH JURISDICTION, AFFECTED AGENCIES, AND/OR INTERESTED PARTIES

- Department of Ecology - Environmental Review
- Department of Fish and Wildlife – Olympia
- Department of Natural Resources – SEPA Center
- Washington State Department of Transportation – Local and Development Services Manager
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat Program
- U.S. Army Corps of Engineers - Seattle District
- King County Natural Resources and Parks - Director
- Washington State Parks & Recreation Commission – Agency Director
- Eastside Audubon Society
- City of Bellevue - Director, Planning Dept.
- Parties of Record

cc: Cher Anderson, KLN Construction, Inc., 19000 33rd Ave W, Suite 200, Lynnwood, WA 98036
Planning Department File, Case No. SUB15-00572

Distributed by: _____



(Angela Martin, Office Specialist)

January 29, 2016

Date