



CITY OF KIRKLAND
NOTICE OF APPLICATION AND OPTIONAL SEPA NOTICE
ANDERMO SHORT PLAT, CASE NO. [SUB15-01022](#) & [SHR15-01023](#)

PROPOSAL: Ingvar Andermo, the applicant, is requesting a Process I Short Plat Permit and Substantial Development Permit for the proposed subdivision of one 27,608 SF parcel into two separate parcels in the RSA 6 Use Zone, located along the Lake Washington Shoreline and subject Substantial Development Permit and SEPA review (Case No. SEP15-01140). The application was received by the City on May 19, 2015 and was deemed complete on June 24, 2015.

LOCATION: [8259 NE Juanita Drive](#), located within the NE quarter of Section 36 of Township 26 N., Range 4 E.W.M., in Kirkland, King County Washington.

NEIGHBORHOOD: Finn Hill

REVIEW PROCESS: The decision on this application will be made by the Planning Director. Prior to the decision, there is an opportunity for the public to submit written comments, as described below. The Director will also receive a report from the Planning Department staff making a recommendation on the application. The decision will be based on whether the application complies with Kirkland's Zoning Code, Shoreline Master Program and other applicable codes.

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 August 3, 2015 to Christian Geitz.

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: Comments may be provided in writing only. **To be considered, written comments must be received prior to 5 p.m. on August 3, 2015.** Send written comments to project planner, Christian Geitz, 123 5th Avenue, Kirkland, WA 98033 or e-mail to cgeitz@kirklandwa.gov. **Please indicate your name, mailing address, e-mail address and refer to permit number SUB15-01022.** A copy of the Director's decision will be mailed to those providing written comments before the comment deadline. Others may obtain copies from the Planning Department.

APPEALS: **The Planning Director's decision regarding the Short Plat may be appealed to the Hearing Examiner. An appeal of the Substantial Development Permit may be appealed to the State Shoreline Hearings Board only by the applicant or those who submitted written comments by the comment deadline.** Additional information about how to appeal will appear in the staff report and Planning Director's decision.

FOR MORE INFORMATION: For more information about this application, please contact project planner, Christian Geitz, City of Kirkland Planning Department at 425.587.3246 or cgeitz@kirklandwa.gov. (Additional information is available at www.mybuildingpermit.com). Application materials are contained in the official file available in the Planning Department, 123 5th Avenue, Kirkland, 8 a.m.–5 p.m. Mon.–Fri. Existing environmental documents that evaluate the proposal include: Environmental Checklist. The City has requested the following studies pertinent to the application: Geotechnical Report

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