



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
(425) 587-3600 ~ www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF DECISION

JUNE 13, 2016

PERMIT APPLICATION: Bridlestone Estates, File No. [SUB15-00572](#)

LOCATION: [4600](#), [4602](#), [4608](#), [4626](#), [4630](#), & [4646 116th Ave NE](#).

APPLICANT: Cher Anderson of KLN Construction, Inc.

PROJECT DESCRIPTION: Rezone a 17.6 acre site to change the zoning designation, under KZC Chapter 130, from RS 35 (35,000 square foot minimum lot size) to RS 12.5 (12,500 square foot minimum lot size). Subdivide the property, under KMC Title 22, into 35 single-family residential lots. A number of critical areas requests, under KZC Chapter 90, have been proposed: wetland fill (paper and actual fill), wetland buffer modification, installing a culvert for access purposes, storm water outfall discharging to a wetland buffer, and using a bioswale to treat storm water prior to discharging to a wetland buffer.

This project was approved with conditions by the City Council on June 7, 2016.

A threshold determination under the State Environmental Policy Act (SEPA) was made for this project on January 29, 2016. A Determination of Nonsignificance was issued.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

HOW TO APPEAL: There are no provisions for administrative appeal of the City Council's decision. Judicial review would have to be requested.

COMMENT TO CITY COUNCIL: If you do not file an appeal, but would like to express concerns about policies or regulations used in making this decision or about the decision making process, you may submit comments to citycouncil@kirklandwa.gov. Expressing your concerns in this way will not affect the decision on this application, but will enable the City Council to consider changes to policies, regulations or procedures that could affect future applications.

For additional information on this project, please contact **Desiree Goble**, City of Kirkland Planning and Building Department at (425) 587-3251. More information is also available at www.mybuildingpermit.com.