



CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033

425.587.3225 - www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF APPLICATION AND OPTIONAL SEPA NOTICE COTTAGES AT FORBES CREEK, CASE NO. [REZ13-00961](#)

PROPOSAL: Matt Haight, Habitat for Humanity Seattle, the applicant, is requesting a Process IIB Zoning Permit pursuant to Kirkland Zoning Code Section 130.10.2 and Kirkland Comprehensive Plan Section XV.I.11.B, the applicant is requesting to rezone a 0.96 acre site from a RS 12.5 (1 unit per 12,500 square feet) zoning designation to a RS 8.5 (1 unit per 8,500 square feet) zoning designation. Additionally the applicant is requesting approval of 10 unit cottage development pursuant to KZC Chapter 113. Access to the site will be taken directly from Forbes Creek Drive. The application was received by the City on September 23, 2014 and was deemed complete on May 14, 2014.

LOCATION: [10661 Forbes Creek Drive](#)

NEIGHBORHOOD: South Juanita

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 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 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 June 13, 2014 to Tony Leavitt.

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 p.m. on June 13, 2014** will be considered by the Planning 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 Hearing Examiner's recommendation. Others may obtain copies from the Planning Department. **Send written comments to project planner Tony Leavitt 123 5th Avenue, Kirkland, WA 98033 or to email address tlevitt@kirklandwa.gov. Please indicate your name, mailing address and e-mail address and refer to permit number REZ13-00961.**

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, Tony Leavitt, City of Kirkland Planning Department at 425.587.3253 or tlevitt@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: Geotechnical Report and Traffic Study.

Publishing Date: May 22, 2014

