



**CITY OF KIRKLAND**  
**NOTICE OF MODIFICATION TO TREE RETENTION PLAN**  
**FARMHOUSE COTTAGES**  
**FILE NO. [SUB15-01193](#)**

**PROPOSAL:** Kim Saunders, the applicant, is requesting to modify the Tree Retention Plan approved as part of the Farmhouse Cottages project. The applicant requests the removal of one tree (Tree #453 located west of the parking lot) which was originally required to be retained in the Integrated Development Plan (IDP). The application was received by the City on July 25, 2016 and was deemed complete on August 5, 2016.

**LOCATION:** [12652 94<sup>th</sup> Avenue NE](#)

**NEIGHBORHOOD:** North Juanita

**REVIEW PROCESS:** KZC Section 95.30.6.b.3.d and e requires that notice of the Tree Retention Plan modification request follow the noticing requirements for short plats before an administrative decision is made by the Hearing Examiner. The process involves an opportunity for public comment in writing (see next section below). Prior to the Hearing Examiner's decision, the Planning and Building Department will prepare a staff report making a recommendation on the application. The Hearing Examiner's decision will be an administrative decision and no public hearing will be held. The Hearing Examiner will make a decision to approve, modify, or deny the application. The decision will be based on whether the application complies with the criteria in KZC 95.30.6.b.3.a to c.

**PUBLIC COMMENT:** Comments may be provided in writing only. **To be considered by staff and the Hearing Examiner, written comments must be received prior to 5 p.m. on August 29, 2016.** Send written comments to project planner, David Barnes, 123 5<sup>th</sup> Avenue, Kirkland, WA. 98033 or to e-mail [dbarnes@kirklandwa.gov](mailto:dbarnes@kirklandwa.gov). **Please indicate your name, mailing address, e-mail address and refer to permit number SUB15-01193 (Farmhouse Cottages).** A copy of the Hearing Examiner's decision will be mailed to those providing written comments before the comment deadline. Others may obtain copies from the Planning and Building Department.

**FOR MORE INFORMATION:** For more information about this application, please contact project planner, David Barnes, City of Kirkland Planning and Building Department at 425.587.3250 or [dbarnes@kirklandwa.gov](mailto:dbarnes@kirklandwa.gov). (Additional information is available at [www.mybuildingpermit.com](http://www.mybuildingpermit.com)). Application materials are contained in the official file available in the Planning and Building Department, 123 5<sup>th</sup> Avenue, Kirkland, 8 a.m.–5 p.m. Mon.–Fri. The City has requested the following studies pertinent to the application: an updated arborist report.

Publishing Date: August 15, 2016

