



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3225 - www.kirklandwa.gov

CITY OF KIRKLAND
NOTICE OF SEPA DETERMINATION & ROAD CONCURRENCY TEST
FIRWOOD LANE LID SUBDIVISION, FILE NO. SUB15-01332 & SEP15-01333

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

Permit No.: [SUB15-01332/SEP15-01333](#)

Proponent: Moira Haughian, The Blueline Group

Address or Location of proposal: [12342 93rd Lane NE](#)

Description of project: Preliminary subdivision to subdivide an existing parcel (totaling 3.4 acres) into 19 separate lots in RS 8.5 and 7.2 zones. Access to the lots will be provided via a new access road off of NE 124th Street. The project also involves 1) a stream buffer modification through enhancement and 2) the utilization of the Low Impact Development Zoning Code provisions to reduce the minimum lot size and increase the allowed density by 1 lot in exchange for increased open space on the site.

Notice is hereby given that on December 3, 2015 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.

Procedures to Appeal SEPA: You may contact Tony Leavitt at (425) 587-3253 to ask about the procedures for SEPA appeals):

1. A written appeal must be filed with the Environmental Coordinator by **5:00 PM on December 17, 2015** 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.** Contact Tony Leavitt at tleavitt@kirklandwa.gov or 425. 587.3253 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 December 17, 2015 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: December 8, 2015

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

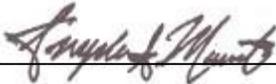
GENERAL NOTICING Department of Ecology - Environmental Review

- Muckleshoot Tribal Council - Environmental Division, Tribal Archeologist
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat
- Cascade Water Alliance – Director of Planning
- Juanita Neighborhood Association
- Lake Washington School District No. 414: Budget Manager and Director of Support Services

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

- Eastside Audubon Society
- Northshore Utility District - Operations Department, Engineering Director, and Senior Civil Engineer
- Parties of Record

cc: Applicant
Planning Department File, Case No. SUB15-01332

Distributed by:  December 3, 2015
(Angela Martin, Office Specialist) Date