



CITY OF KIRKLAND
NOTICE OF DECISION

NOVEMBER 1, 2016

Permit application: Hageman Short Plat, [SUB16-00807](#)

Location: [86XX NE 110th Place](#)

Applicant: Moira Haughian of The Blueline Group

Project description: Proposal to subdivide an existing parcel (totaling 3 acres) into 9 separate lots in a RSA 4 zone (see Attachments 1 and 2). Access to the lots will be provided via a new access road off of the intersection of 86th Avenue NE and NE 110th Place. The site contains a stream buffer from an offsite stream. The applicant is proposing an Integrated Development Plan (IDP) to address tree retention.

Decisions Included: Short Plat (Process I)

Project Planner: Tony Leavitt, Senior Planner

SEPA Determination: Exempt

Department Decision: **Approval with Conditions**

Eric Shields, Director
Planning and Building Department

Decision Date: October 26, 2016
Appeal Deadline: November 15, 2016

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

How to Appeal: *Only the applicant or those persons who previously submitted written comments or information to the Planning Director are entitled to appeal this decision.* A party who signed a petition may not appeal unless such a party also submitted independent written comments or information. An appeal must be in writing and delivered, along with fees set by ordinance, to the Planning Department by **5:00 p.m., November 15, 2016**. For information about how to appeal, contact the Planning and Building Department at (425)587-3600. An appeal of this project decision would be heard by the City's Hearing Examiner.

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.