



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 MARINWOOD PLAT AND PLANNED UNIT DEVELOPMENT, CASE NO. [SUB14-01891](#)

PROPOSAL: Steve Anderson, LDC Inc., the applicant, is requesting a Process IIB Zoning Permit to subdivide five parcels totaling 8.5 acres into 48 lots and a planned unit development in a RSA 6 zone. Access to the lots will be provided via a new access road off of 136th Avenue NE. A connection to the existing 137th Place NE right-of-way, to the north of the plat, is also proposed. The application was received by the City on October 1, 2014 and was deemed complete on January 28, 2015.

LOCATION: [12860](#) & [13030](#) 136th Avenue NE and Parcel #'s [2726059032](#), [2726059073](#) & [2726059038](#)

NEIGHBORHOOD: Kingsgate

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 February 27, 2015 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 February 27, 2015 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 for a IIB Permit. 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 tleavitt@kirklandwa.gov. Please indicate your name, mailing address and e-mail address and refer to permit number SUB14-01891.**

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 tleavitt@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, Traffic Study and Sensitive Areas Report.

Publishing Date: February 5, 2015

**MARINWOOD PLAT
AND PUD
SUB14-01891**

RMA 2.4

135TH AVE NE

NE 133RD ST

RSA 6

137TH PL NE

SUBJECT PROPERTY

RSA 8

NE 129TH PL

NE 129TH ST

136TH AVENUE

139TH AVE NE

EASTSIDE RAIL-CORRIDOR

141ST AVE NE

NE 128TH ST

WILLOWS RD NE

NE 126TH PL

TL 7



135TH AVE NE