



## CITY OF KIRKLAND

Planning and Community Development Department  
123 Fifth Avenue, Kirkland, WA 98033  
425.587.3225 - [www.kirklandwa.gov](http://www.kirklandwa.gov)

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### CITY OF KIRKLAND NOTICE OF APPLICATION AND OPTIONAL SEPA NOTICE MERITAGE RIDGE, CASE NO. [SUB13-02088](#) **\*\* REVISED: SEE PROPOSAL SECTION \*\***

**PROPOSAL:** Harbour Homes LLC, the applicant, is requesting a Process IIA Zoning Permit to subdivide five existing parcels (totaling 6.0 acres) into 36 separate lots in a RSA 8 Zone. Access to the lots will be provided via a new access road off of 136th Avenue NE. ***The new access road will also connect to the existing NE 129th Street right-of-way, to the west of the plat, to create a new through road.*** The application was received by the City on November 22, 2013 and was deemed complete on January 7, 2014.

**LOCATION:** [12817](#) 136<sup>th</sup> Avenue NE, [13407](#), [13419](#), [13505](#) NE 129<sup>th</sup> Street and [13511](#) NE 129<sup>th</sup> Place.

**NEIGHBORHOOD:** Evergreen Hill

**REVIEW PROCESS:** The decision on this application will be made by 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 decision to approve, modify or deny the application. 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 7, 2014 to Associate Planner 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 7, 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 decision for a IIA Permit. Others may obtain copies from the Planning Department. ***Send written comments to project planner Tony Leavitt 123 5<sup>th</sup> Avenue, Kirkland, WA 98033 or to email address [tlevitt@kirklandwa.gov](mailto:tlevitt@kirklandwa.gov). Please indicate your name, mailing address and e-mail address and refer to permit number SUB13-02088.***

**APPEALS:** ***The Hearing Examiner's decision may be appealed to the City Council only by the applicant or those who submitted written or oral comments to the Hearing Examiner before the close of the public hearing.*** Additional information about how to appeal will appear in the staff report and Hearing Examiner's decision.

**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](mailto:tlevitt@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 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: Geotechnical Report and Traffic Study

Publishing Date: January 16, 2014

**RMA 3.6**

**MERITAGE RIDGE  
SUBDIVISION  
SUB13-02088**

NE 131ST PL

NE 130TH PL

**RSA 6**

133RD PL NE

134TH AVE NE

**RSA 8**

NE 129TH PL

**SUBJECT PROPERTY**

NE 129TH ST

NE 129TH PL

NE 129TH ST

136TH AVE NE

NE 128TH PL

NE 128TH ST

**RMA 3.6**

NE 126TH PL

**TL 7**

135TH AVE NE

EASTSIDE RAIL CORRIDOR

NE 124TH ST

**TL6A**

