



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3600 - www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF DECISION

March 18, 2016

Permit application: Casady/Miller Short Plat II, File No. SUB15-01483

Location: 9219 114th Avenue NE

Applicant: Ben Casady with Casady Homes

Project description: Proposal to subdivide a 20,747 square foot lot (0.48 acre) parcel into two lots in the RS 8.5 Zone (See Attachment 1 and 2). A regulated Type II Wetland and its buffer exist on the southern boundary of the property and a medium landslide area is mapped on the southeastern portion of the property.

Decisions Included: Short Plat (Process I)

Project Planner: David Barnes, Associate Planner

SEPA Determination: N/A

Department Decision: Approval with Conditions

Eric Shields, Director
Planning and Building Department

Decision Date:	March 17, 2016
Appeal Deadline:	April 1, 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., April 1, 2016. For information about how to appeal, contact the Planning Department at (425)587-3600. An appeal of this project decision would be heard by the 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.