



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

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

Permit No.: [SUB15-00615/SEP15-00616](#)

Proponent: Hans Christiansen of Toll WA LP

Location of proposal: [12432 Juanita Drive NE](#), [7922 NE 125th Street](#) and Vacant Parcel #[3840700758](#)

Description of project: Subdivide 3 parcels of 3.36 acres into 20 new Single Family lots.

Notice is hereby given that on August 20, 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.

SEPA Comments: Comments must be submitted by **5:00 PM on September 3, 2015** to the City of Kirkland, Department of Planning and Building, 123 Fifth Avenue, Kirkland, WA 98033. Contact Susan Lauinger for further information at (425) 587-3252.

Procedures to Appeal SEPA: You may contact Susan Lauinger at (425) 587-3252 to ask about the procedures for SEPA appeals):

1. A written appeal must be filed with the Environmental Coordinator by **5:00 PM** on September 3, 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 \$220.46 fee to file an appeal.

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.** Call Susan Lauinger at (425) 587-3252 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 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 September 3, 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 of \$220.46 is required.

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: August 24, 2015



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DETERMINATION OF NON-SIGNIFICANCE (DNS)

Case No.: SEP15-00616

DATE ISSUED: August 20, 2015

Project Name: Radke Subdivision

Project Location: 7922 125th St and 12432 Juanita Dr. NE

Project Description: Subdivide 3 parcels of 3.36 acres into 20 new Single Family lots

Proponent: Toll WA LLP on behalf of Richard and Charlene Radke and Randall and Betsy Radke

Project Planner: Susan Lauinger

Lead agency is the City of Kirkland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date issued. Comments must be submitted to Susan Lauinger, project planner at slauinger@kirklandwa.gov by 5:00 PM on September 3rd, 2015. Please reference case number SEP15-00616.

Responsible official:

8/18/15

For Eric R. Shields, AICP, Planning Director
City of Kirkland
Planning & Building Department
123 Fifth Avenue, Kirkland, WA 98033 - (425) 587-3225

Date

You may appeal this determination to the Planning & Building Department at City of Kirkland, 123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 PM on September 3rd, 2015 (date, 14 days from date issued) by a Written Notice of Appeal. You should be prepared to make specific factual objections and reference case number SEP15-00616. Contact Susan Lauinger, project planner in the Planning & Building Department at (425) 587-3252 to ask about the procedures for SEPA appeals. See also KMC 24.02.230 Administrative Appeals.

Publish in The Seattle Times on: August 24, 2015

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

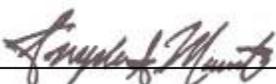
GENERAL NOTICING

- Department of Ecology - Environmental Review
- Muckleshoot Tribal Council - Environmental Division, Tribal Archeologist
- Cascade Water Alliance – Director of Planning
- Finn Hill Neighborhood Association
- Lake Washington School District No. 414: Budget Manager and Director of Support Services

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

- Department of Natural Resources – SEPA Center
- Washington State Department of Transportation – Local and Development Services Manager
- U.S. Army Corps of Engineers - Seattle District
- Northshore Utility District - Operations Department, Engineering Director, and Senior Civil Engineer
- King County Wastewater Treatment Division – SEPA Lead and Property Agent
- Parties of Record

cc: Applicant
Planning Department File, Case No. SUB15-00615
Public Works Department Transportation Engineer

Distributed by:  8/20/15
(Angela Martin, Office Specialist) Date