



**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 SEPA DETERMINATION AND ROAD CONCURRENCY TEST**

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

**Permit No.:** [SUB14-01891](#) & [SEP14-01890](#) – Marinwood Preliminary Subdivision and PUD

**Proponent:** Steve Anderson of LDC representing the Pulte Group

**Address or Location of proposal:** [12860 136<sup>th</sup> Avenue NE](#)

**Description of project:** Process IIB Planned Unit Development (PUD) and Preliminary Subdivision Zoning Permit to subdivide five existing parcels into 48 separate lots in a RSA 6 Zone. Access to the lots will be provided via a new access road off of 136<sup>th</sup> Avenue NE. A connection to the existing 137<sup>th</sup> Place NE Right-of-Way, to the North of the plat, is also proposed.

Notice is hereby given that on April 7, 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.

### **Procedures to Appeal SEPA:**

*You may contact Tony Leavitt at (425) 587-3253 to ask about the procedures for SEPA appeals:*

1. A written appeal must be filed with the Environmental Coordinator by **5 PM** on April 21, 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 \$207.00 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 Tony Leavitt at (425) 587-3253 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 5pm on April 21, 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 \$195.00 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](http://www.mybuildingpermit.com).

Publishing Date: April 9, 2015



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**DETERMINATION OF NON-SIGNIFICANCE (DNS)**

**CASE #:** SEP14-01890

**DATE ISSUED:** APRIL 7, 2015

**Project Name:** MARINWOOD PRELIMINARY SUBDIVISION AND PUD

**Project Location:** 12860 136<sup>TH</sup> AVE NE

**Project Description:** PROCESS IIB PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY SUBDIVISION ZONING PERMIT TO SUBDIVIDE FIVE EXISTING PARCELS INTO 48 SEPARATE LOTS 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.

**Proponent:** STEVE ANDERSON OF LDC REPRESENTING THE PULTE GROUP

**Project Planner:** TONY LEAVITT, ASSOCIATE PLANNER

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 after using the Optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

**Responsible official:**

4/2/2015

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

- You may appeal this determination to the Planning & Community Development Department at City of Kirkland, 123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 PM on April 21, 2015 by a Written Notice of Appeal. You should be prepared to make specific factual objections and reference case number SEP14-01890. Contact Tony Leavitt, project planner in the Planning & Community Development Department at (425) 587-3253 to ask about the procedures for SEPA appeals. See also KMC 24.02.230 Administrative Appeals.

**Publish in The Seattle Times on:** APRIL 9, 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
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat
- Cascade Water Alliance – Director of Planning
- Evergreen 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
- Woodinville Water District - General Manager
- Parties of Record
- Interested Citizens

**cc:** Applicant  
Planning & Community Development File, Case No. SUB14-01891  
Public Works Department Transportation Engineer

Distributed by:  \_\_\_\_\_ 4/7/15  
Date