



CITY OF KIRKLAND
NOTICE OF SEPA DETERMINATION & ROAD CONCURRENCY TEST
SCRIVANICH PUD, CASE NO. [SEP15-02161](#) & [SUB15-02157](#)

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

Permit No.: SEP15-02160 & SUB15-02157

Proponent: Steven Anderson, LDC Inc.

Address or Location of proposal: [11421](#) and [11431](#) NE 116th Street, including two adjacent undeveloped parcels: [322605-9135](#), [322605-9113](#) and property at [11406](#) NE 112th Street.

Description of project: 11421 and 11431 NE 116th Street, including two adjacent undeveloped parcels: 322605-9135, 322605-9113 and property at 11406 NE 112th Street.

Notice is hereby given that on September 13, 2016 the City of Kirkland issued a Mitigated Determination of Nonsignificance (MDNS) in accordance with the State Environmental Policy Act (SEPA) and Chapter 197-11 of the Washington Administrative Code.

The proposal has been changed to include the following measures to mitigate impacts:

1. As part of the submittal for the LSM permit (grading permit), the applicant shall submit plans showing dense evergreen tree plantings along the eastern property line on top of the retaining walls as shown on the headlight mitigation plan (see Attachment 10).
2. Prior to final inspection for any building permits for new homes on Lots 8-19 and Lots 27 and 28, the dense evergreen tree plantings required by the City shall be completed, inspected, and approved by the City.

SEPA Comments: Comments must be submitted by **5:00 PM on September 27, 2016** to the City of Kirkland, [Planning & Building Department](#), 123 Fifth Avenue, Kirkland, WA 98033. Contact Associate Planner David Barnes for further information at 425.587.3250 or dbarnes@kirklandwa.gov

Procedures to Appeal SEPA: You may contact David Barnes at 425.587.3250 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 27, 2016** 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 fee to file an appeal. See the [Planning & Building Department Land Use Fee Schedule](#). 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 David Barnes at 425.587.3250 if you have questions about what issues are addressed in this MDNS.

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 [Kirkland Municipal Code \(KMC\) 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 27, 2016** 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 is required. See the [Planning & Building Department Land Use Fee Schedule](#).

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: September 15, 2016



CITY OF KIRKLAND

Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3600

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Case No.: SEP15-02160

DATE ISSUED: September 13, 2016

Project Name: Scrivanich Subdivision and PUD

Project Location: 11421 and 11431 NE 116th Street, including two adjacent undeveloped parcels: 322605-9135, 322605-9113 and property at 11406 NE 112th Street

Project Description: Proposal to aggregate five parcels and subdivide them into 27 single family lots in the RS 8.5 Use Zone utilizing the Planned Unit Development (PUD) Zoning Code provisions. The project also involves a wetland buffer modification through enhancement.

Proponent: Steven Anderson, LDC Inc.

Project Planner: David Barnes

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 MDNS 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 David Barnes, project planner at dbarnes@kirklandwa.gov by 5:00 PM on September 27, 2016. Please reference case number SEP15-02160. Mitigation required to be incorporated into the Project:
- 1. As part of the submittal for the LSM permit (grading permit), the applicant shall submit plans showing dense evergreen tree plantings along the eastern property line on top of the retaining walls as shown on the headlight mitigation plan (see Attachment 10).
- 2. Prior to final inspection for any building permits for new homes on Lots 8-19 and Lots 27 and 28, the dense evergreen tree plantings required by the City shall be completed, inspected, and approved by the City.

September 9, 2016

Responsible official:

Eric R. Shields, AICP, Planning & Building Director Date
City of Kirkland
Planning & Building Department
123 Fifth Avenue, Kirkland, WA 98033 – 425.587.3600

- 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 27, 2016 (14 days from date issued) by a Written Notice of Appeal. You should be prepared to make specific factual objections and reference case number SEP15-02160. Contact David Barnes, project planner in the Planning & Building Department at 425.587.3250 to ask about the procedures for SEPA appeals. See also KMC 24.02.230 Administrative Appeals.

Publish in The Seattle Times on: September 15, 2016

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

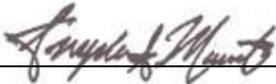
GENERAL NOTICING

- 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
- South Juanita 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 Fish and Wildlife – Olympia
- Department of Natural Resources – SEPA Center
- Washington State Department of Transportation – Local and Development Services Manager
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat Program
- U.S. Army Corps of Engineers - Seattle District
- Eastside Audubon Society
- Parties of Record

cc: Applicant
Planning Department File, Case No. SUB15-02157
Public Works Department Transportation Engineer

Distributed by:  September 13, 2016
(Angela Martin, Office Specialist) Date