



CITY OF KIRKLAND

Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 - (425) 587-3600
www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF DECISION

June 1, 2016

Permit application: Steele Short Plat ([SUB16-00466](#))

Location: [1583 3rd Street](#)

Applicant: David Minks

Project description: Subdivide a 13,030 square foot parcel into 2 single family lots in the RS 7.2 Zone utilizing the small lot provisions of KMC Section 22.28.042. The applicant is proposing to retain the existing house on Lot B and remove the garage on Lot A. Since the short plat does not include an Integrated Development Plan component, the site development shown on the conceptual site plan for Lots A and B are not approved as part of this short plat application (see Attachments 1 and 2).

Decisions Included: Short Plat (Process I)

Project Planner: Ron Hanson, Planning Consultant

SEPA Determination: Exempt

Department Decision: **Approval with Conditions**

Eric Shields, Director
Department of Planning and Community Development

Decision Date:	May 27, 2016
Appeal Deadline:	June 15, 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., June 15, 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.