



## CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033

425.587.3225 - [www.kirklandwa.gov](http://www.kirklandwa.gov)

### CITY OF KIRKLAND NOTICE OF APPLICATION VINTNER'S WEST, CASE NO. [SUB13-01508](#)

**PROPOSAL:** Mike Behn, Quadrant Homes, the applicant, is requesting a Zoning Permit for a Planned Unit Development and subdivision of six parcels totaling 6.2 acres into 35 lots in a RSA 8 zone. The application was received by the City on November 20, 2013 and was deemed complete on January 6, 2014.

**LOCATION:** [13027](#) & [13007](#) 136<sup>th</sup> Avenue NE and [13512](#), [13520](#), [13521](#) NE 129<sup>th</sup> Place.

**NEIGHBORHOOD:** Evergreen Hill

**REVIEW PROCESS:** The decision on this application will be made by the City Council, based on a recommendation from the City's Hearing Examiner. The process involves an opportunity for public comment in writing or at a public hearing to be held by the Hearing Examiner. Prior to the hearing, the Planning Department will prepare a staff report making a recommendation on the application. Following the hearing, the Hearing Examiner will make a recommendation to approve, modify or deny the application. The City Council will make a decision on the application based on the recommendation of the Hearing Examiner and the record of comments and information provided to the Hearing Examiner. The decision will be based on whether the application complies with Kirkland's Zoning Code and other applicable codes. **A hearing date has not yet been set. Notice of the hearing will be given at least 14 days before the hearing**

**PUBLIC COMMENT:** Written comments received prior to 5 p.m. on February 3, 2014 will be considered by the Planning Department in preparing its recommendation and staff report to the Hearing Examiner. Written comments may be submitted to the Hearing Examiner at any time before the close of the public hearing. Oral comments may be provided at the hearing. Those who provide written or oral comments before the close of the public hearing will receive a copy of the Hearing Examiner's recommendation for a IIB Permit and the City Council's decision). Others may obtain copies from the Planning Department. ***Send written comments to project planner David Barnes 123 5<sup>th</sup> Avenue, Kirkland, WA 98033 or to email address [dbarnes@kirklandwa.gov](mailto:dbarnes@kirklandwa.gov). Please indicate your name, mailing address and e-mail address and refer to permit number SUB13-01508.***

**APPEALS:** The City Council's decision is the final decision of the City. Judicial review may be requested pursuant to state law.

**FOR MORE INFORMATION:** For more information about this application, please contact project planner, David Barnes, City of Kirkland Planning Department at 425.587.3250 or [dbarnes@kirklandwa.gov](mailto:dbarnes@kirklandwa.gov). (Additional information is available at [www.mybuildingpermit.com](http://www.mybuildingpermit.com)). Application materials are contained in the official file available in the Planning Department, 123 5<sup>th</sup> Avenue, Kirkland, 8 a.m.–5 p.m. Mon.–Fri. Existing environmental documents that evaluate the proposal include: Environmental Checklist. The City has requested the following studies pertinent to the application: Geotechnical Report and Traffic Study.

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