



City of Kirkland
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov - 425-587-3600



City of Kirkland
Notice of Application
And Optional SEPA notice
(REVISED)

Park Heights Short Plat, Case No. [SUB25-00184](#), [SEP25-00776](#), [SAR25-00775](#)
(An electronic copy of this notice is available at:
www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Public-Notices*)*

Proposal: Robby Overfield with ESM Consulting Engineers LLC, the applicant, is requesting a Subdivision Process I Permit to divide one 149,718 SF (3.44 acre) parcel into 9 parcels of 7,644 SF, 7,621 SF, 9,558 SF, 9,688 SF, 9,157 SF, 11,463 SF, 8,723 SF, 9,037 SF, and 11,667 SF in the RSA 4 Zone. The parcel to be divided will first be modified through a lot line alteration. This project includes a wetland buffer averaging proposal and requires SEPA review. The application was received by the City on March 13, 2025 and was deemed complete on October 20, 2025.

Location: [9194100760](#), [9194100790](#), [9194100840](#), [9194100890](#)

Neighborhood: Finn Hill

Review Process: The decision on this application will be made by the Director of Planning and Building. Prior to the decision, there is an opportunity for the public to submit written comments, as described below. The Planning and Building Director will also receive a report from the Planning and Building Department staff making a recommendation on the application. The decision will be based on whether the application complies with Kirkland's Subdivision code and other applicable codes.

Environmental Review: The City of Kirkland is requesting input per WAC 197-11-335 prior to making a SEPA threshold decision. This process integrates the comment period for the Notice of Application and provides for early comment regarding SEPA.

Agencies, tribes and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by **December 1, 2025 (REVISED)** to Priya Vellaipandian.

In the event that mitigation measures are proposed after the close of the integrated comment period, notice shall be given as required in KMC 24.02.160. the DNS or MDNS will not be issued until the comment period is over. A copy of the DNS or MDNS for the proposal stating the time period for filing an appeal may be obtained upon request.

Public Comment: Comments may be provided in writing only. **To be considered, written comments must be received prior to 5:00 PM on December 1, 2025 (REVISED).** Send written comments to project planner, Priya Vellaipandian, 123 Fifth Avenue, Kirkland, WA 98033 or to e-mail pvellaipandian@kirklandwa.gov. **Please indicate your name, mailing address, e-mail address and refer to permit number SUB25-00184.** A copy of the Planning and Building Director's decision will be mailed to those providing written comments before the comment deadline. Others may obtain copies from the Planning and Building Department.

APPEALS: **The Planning and Building Director's decision may be appealed to the Hearing Examiner only by the applicant or those who submitted written comments by the comment deadline.** Additional information about how to appeal will appear in the staff report and Planning and Building Director's decision.

For More Information: For more information about this application, please contact project planner, Priya Vellaipandian, City of Kirkland Planning and Building Department at 425-587-3262 or pvellaipandian@kirklandwa.gov. (Additional information, including the proposed project drawings and technical and environmental documents, is available at www.mybuildingpermit.com). Application materials are contained in the official file in the Planning and Building Department, 123 Fifth Avenue, Kirkland and may be requested from the project planner. Existing environmental documents that evaluate the proposal include: a geotechnical report, a critical area report, an arborist report, a transportation impact analysis, and an analysis of potential emergency vehicle access alternatives.

Publishing Date: November 10, 2025





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English:

To request information from this document in English, please contact the Title VI Coordinator at titlevicoordinator@kirklandwa.gov or 425-587-3831.

Chinese, simplified:

如需此文件中信息的简体中文 版本, 请发送电子邮件至 titlevicoordinator@kirklandwa.gov 或拨打 425-587-3831 联络 Title VI 协调员。

Russian:

Чтобы запросить перевод этого документа на по-русски, свяжитесь с координатором по вопросам Раздела VI по электронной почте titlevicoordinator@kirklandwa.gov или по номеру 425-587-3831.

Spanish:

Para pedir información sobre este documento en español, comuníquese con el coordinador del Título VI escribiendo a titlevicoordinator@kirklandwa.gov o llamando al 425-587-3831.

Portuguese:

Para solicitar informações deste documento em português, entre em contato com o Coordenador do Título VI em titlevicoordinator@kirklandwa.gov ou 425-587-3831.

Korean:

해당 (언어)로 이 서류의 정보를 요청하려면, 타이틀 VI 코디네이터 타이틀 VI 코디네이터.

[여기](mailto:titlevicoordinator@kirklandwa.gov) titlevicoordinator@kirklandwa.gov 또는 425-587-3831로 연락하십시오.

Vietnamese:

Để yêu cầu thông tin từ tài liệu này bằng Tiếng Việt, vui lòng liên hệ với Điều Phối Viên Tiêu Đề VI theo địa chỉ titlevicoordinator@kirklandwa.gov hoặc theo số 425-587-3831.

Alternate Formats:

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Title VI: Kirkland's policy is to fully comply with Title VI of the Civil Rights Act by prohibiting discrimination against any person on the basis of race, color, national origin or sex in the provision of benefits and services resulting from its programs and activities. Any person who believes his/her Title VI protection has been violated, may file a complaint with the City. To request an alternate format, file a complaint or for questions about Kirkland's Title VI Program, contact the Title VI Coordinator at 425-587-3831 (TTY Relay: 711) or TitleVICoordinator@kirklandwa.gov.