



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**

Old Cedar Lane Short Plat, Case No. [SUB25-00632](#), [SHR25-00633](#) & [SEP25-00677](#)

(An electronic copy of this notice is available at:

www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Public-Notices)

Proposal: Moira Haughian with Legacy Group Capital, the applicant, is requesting a Subdivision Permit to divide one 130,827 SF parcel into 6 parcels of 12,500 SF, 12,508 SF, 12,510 SF, 11,250 SF, 14,051, and 14,428 SF in the WD II Zone. The application was received by the City on August 26, 2025 and was deemed complete on September 30, 2025.

Location: [713 13TH AVE W](#)

Neighborhood: Market

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 has reviewed the proposal for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 and KMC 24.02.170 is being used. This process integrates the comment period for the Notice of Application and SEPA. **This may be the only opportunity to comment on the environmental impacts of the proposal.**

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 November 10, 2025 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 November 10, 2025.** 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 SUB25-00632, SHR25-00633 & SEP25-00677.** 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.

Publishing Date: October 09, 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.

[예게titlevicoordinator@kirklandwa.gov](mailto: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.