



City of Kenmore Development Services

NOTICE OF APPLICATION

AND OPTIONAL SEPA NOTICE

Applicant: North Star Visions, LLC
Property Owners: Joel and Catherine Burkard
Project Contact: Cher Anderson, Village Life, Inc.

File #: PLP24-0019, SEPA24-0021 (PRJ23-0067)
City Planner: Reilly Rosbotham
Telephone #: 425-398-8900
E-mail: RRosbotham@kenmorewa.gov
Date Application Filed: 4/1/24
Date Application Determined Complete: 4/15/24
Date of Notice of Application: 4/29/24
Comment Deadline: 5/20/24 at 4:30 P.M.

Project Location: 18615 80th AVE NE, Kenmore WA 98028; parcel numbers 011410-0760 and -0764.

Project Description: Proposed 12-lot single-family residential short subdivision ("short plat") of two adjacent parcels under mutual ownership. Together the two properties total 354,390 square feet or 8.13 acres ("property" or "site"). The property contains an existing koi fish sales business, with an office, open-air and plastic-covered koi ponds, and several associated outbuildings. An existing shop and one plastic-covered pond are proposed to remain; all other structures will be removed. The property is zoned R-1 and R-4. Little Swamp Creek, a multi-channeled Type F stream, is located in the most western portion of the property, along with a large Category II Wetland (the "Swamp Creek Wetland"). The property contains Fish and Wildlife Habitats of Importance (FWHI) based on proximity to Swamp Creek. Other on-site critical areas include a floodplain and seismic hazard area. Work is proposed 110 feet east of Little Swamp Creek, wetlands, and FWHIs. No work occurs in streams or wetlands, and the project dedicates 4.68 acres for critical area protection.

Permits requested in this application: Preliminary long plat.

Consistency with applicable City plans and regulations: This proposal will be reviewed for compliance with applicable City of Kenmore codes including shoreline management code, zoning code, road standards, surface water design manual, fire flow and fire access requirements. The project review process may incorporate or require mitigation measures, regardless of whether an Environmental Impact Statement (EIS) is prepared.

Relevant environmental documents are available at Kenmore City Hall. The complete application materials and relevant environmental documents can be reviewed at Kenmore City Hall and by submitting a public records request online at <https://www.kenmorewa.gov/>.

Environmental Review: The City of Kenmore 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 is being used. This process integrates the comment period for the Notice of Application and the State Environmental Policy Act (SEPA) review. This may be the only opportunity to comment on the environmental impacts of the proposal. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts by the comment deadline. Pursuant to WAC 197-11-545(2), lack of comment by other agencies or members of the public on environmental documents, within the time periods specified here within, shall be construed as lack of objection to the environmental analysis.

Other permits not included in this application, known at this time: Engineering Permit, Building Permit.

Development Services will issue a decision on this application following a 21-day public comment period ending **May 20, 2024 at 4:30 P.M.** Written comments on this application must be submitted to the Department via emailed to RRosbotham@kenmorewa.gov or mailed to the address listed below. A public hearing before the Kenmore Hearing Examiner is required for this application. Separate notification of the public hearing date will occur at least 14 days prior to the scheduled public hearing. Following the close of the public hearing, the Hearing Examiner will issue a decision which may be appealed to King County Superior Court pursuant to RCW 36.70.C, within the timeframe set therein. Any person may review the application and any environmental documents or studies at Kenmore City Hall. Any person that would like additional information on this project should contact the City Planner listed above.

Date of Mailing: 4/26/24
Date of Publication: 4/29/24
Comment deadline: 5/20/24 at 4:30 p.m.

City of Kenmore
Development Services Department
18120 68th Avenue NE
Kenmore WA 98028-0607



If you wish to receive notification of the City's decision on the application and SEPA determination, complete and return this portion of the notice to the Department at the address listed above.

File #: Burkard Preliminary Long Plat – PLP24-0019, SEPA24-0021 (PRJ23-0067)

Name: _____

Address: _____

E-mail: _____ **Phone #:** _____

Burkard Preliminary Long Plat - Site Map

