



City of Kenmore Development Services

Notice of SEPA Determination of Non-significance (DNS)

Applicant: Cher Anderson, North Star Visions, LLC
Property Owner: Joel and Catherine Burkhard

File #: SEPA24-0021 (PRJ23-0067)
City Planner: Reilly Rosbotham
Telephone #: 425-398-8900
E-mail: rrosbotham@kenmorewa.gov
Date Application Filed: 4/1/2024
Date Determined Complete: 4/15/2024
Date SEPA DNS Issued: 2/14/2025

Project Name: Burkard Long Plat

Project Location: 18615 80th Avenue NE Kenmore, WA 98028 Parcel no. 011410-0760; and
186XX 80th Avenue NE Kenmore, WA 98028 Parcel no. 011410-0764 ("subject property")

Project Description: Proposed 12-lot single-family residential subdivision ("long plat") of two adjacent parcels (Parcel A and B). Together the two parcels total 354,390 SF (8.135 acres) in size. Access for all lots is proposed via a new public road accessing 80th Avenue NE. The subject property contains an existing residence, as well as an existing koi fish sales business and associated farm ponds used for koi, greenhouses, and outbuildings. There are several environmentally critical areas located on the west side of the subject property, including Swamp Creek, a multi-channeled Type F stream, a category II wetland, and fish and wildlife habitats of importance. Other on-site critical areas include a floodplain and seismic hazard area. In addition to the on-site critical areas, there are two farm ponds located on Parcel B (not regulated as critical areas). All proposed improvements are located outside of critical areas and critical area buffers.

Permits requested in this application: Preliminary Plat Approval ("long plat").

Consistency with applicable City plans and regulations: This proposal has been reviewed for compliance with all applicable City of Kenmore codes, including zoning code, road standards, surface water design manual, fire flow and fire access requirements.

Relevant environmental documents are available at City Hall: Yes.

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

SEPA Determination: As Lead Agency, the City of Kenmore has determined that the above-referenced proposal does not have a probable significant adverse impact on the environment. The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. An environmental impact statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. This DNS is issued under WAC 197-11-340. The lead agency will not act on this proposal for 21 days from the issuance date. This DNS is being issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. The applicant has submitted a Preliminary Long Plat (PLP) along with the SEPA environmental review. Since the PLP is a Type III land use decision, a public hearing is required. As a result, the SEPA DNS is being issued before the land use decision. After the public hearing, the Hearing Examiner will issue a decision on the PLP, and there will be a separate opportunity to appeal the PLP independently of the SEPA DNS.

Appeals: Any agency or person may appeal SEPA procedural compliance to the Kenmore Hearing Examiner by filing a written notice and statement of appeal and \$125.00 filing fee with the Kenmore City Clerk. Such appeal must be filed within 21 days of the date of issuance of this Determination of Nonsignificance. The last date for filing such an appeal as to this proposal is **3/7/2025** at 4:30 P.M. Procedural determinations include the adequacy of the Determination of Nonsignificance, whether proper notice has been given, and whether the commenting period has been observed. The statement of appeal shall state: 1) Specific reasons why the threshold determination should be reversed or modified; and 2) The harm suffered or anticipated by the appellant and relief sought. The scope of an appeal shall be based on matters raised in the Statement of Appeal. Failure to timely file a Notice and Statement of appeal deprives the Hearing Examiner jurisdiction to consider the appeal. The pendency of a procedural appeal shall stay any action on this proposal until final determination by the Hearing Examiner.

Additional Information: A separate notice will be sent out for the public hearing (not yet scheduled).

**City of Kenmore
Development Services
18120 68th Ave. NE
Kenmore, WA 98028-0607**

Date of Mailing: 2/11/2025

Date of DNS Issuance: 2/14/2025

For questions related to this notice, please contact the City planner listed above.

SEPA Determination of Non-Significance Site Map

**Critical Area Tract
(Unbuildable)**

WETLAND BUFFER (TYP.)
CONIFEROUS TREE (TYP.)



VICINITY MAP

80th Avenue NE

