



City of Kenmore Development Services

REVISED Notice of Preliminary Plat Hearing

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

File #: PLP24-0019 (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 of Notice of Application: 4/29/2024
Date of Hearing: 5/1/2025 @ 9:00 A.M.

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.

Date and Time of Hearing;
May 1, 2025 at 9:00 A.M.

Location of Hearing:
Online via Zoom at: <https://kenmorewa-gov.zoom.us/j/82360070929>
Meeting Password: 041973

REVISION: The initial Notice of Hearing mistakenly stated that there would be no opportunity for public comment. The hearing is open to the public to attend and there will be an opportunity to provide public comment during the meeting.

Instructions for Attending Hearing: To attend the hearing, please use the information above. Please contact Maura Query at 425-398-8900 or MQuery@kenmorewa.gov for questions about attending the Zoom meeting. If you're unfamiliar with the Zoom meeting platform, you can visit their website for detailed instructions: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-meeting>.

Department Recommendation: The City of Kenmore Development Services Department recommends Approval of the preliminary plat, subject to conditions. The Department's written report and recommendations to the Hearing Examiner will be issued at least 14 days prior to the hearing. Following the close of the public hearing, the Hearing Examiner will issue a written decision on the preliminary plat application which may be appealed to the King County Superior Court pursuant to RCW 36.70C.

Viewing Related Documents: To view documents related to this appeal hearing please visit <https://kenmore.civicweb.net/filepro/documents/2926>. If you have trouble with this link, please contact Maura Query at 425-398-8900 or MQuery@kenmorewa.gov for assistance. Documents are also available at Kenmore City Hall at 18120 68th Avenue NE Kenmore, WA 98028 during normal business hours. For hours and directions please visit the city's website at <https://www.kenmorewa.gov/>.

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

Date of Mailing: 4/17/2025
Date of Public Hearing: 5/1/2025

A map showing the location of the site. The site is marked with a black dot and labeled "SITE". The site is located at the intersection of NE 186th St and NE 190th St. Other streets shown include NE 185th St, NE 192nd St, and NE 193rd St. The map also shows a road labeled "73RD AVE NE" and a road labeled "NE 190TH ST".

