



# City of Kenmore Development Services

## NOTICE OF HEARING EXAMINER'S DECISION UNDER RECONSIDERATION

**Applicant:** Cher Anderson, North Star Visions, LLC

**Property Owner:** Joel and Catherine Burkard

**File #:** PLP24-0019, VAR24-0022  
(PRJ23-0067)

**City Planner:** Reilly Rosbotham

**Telephone #:** 425-398-8900

**E-mail:** planner@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.

**Date of Decision:** 5/19/2025

**Date of Recon. Decision:** 6/16/2025

**Project Name:** Burkard Preliminary Long Plat

**Project Location:** 18615 80<sup>th</sup> Avenue NE Kenmore, WA 98028 Parcel no. 011410-0760; and  
186XX 80<sup>th</sup> 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.

**Department Recommendation:** The City of Kenmore Development Services Department recommended approval of the preliminary plat subject to conditions. The Department's written report and recommendations to the Hearing Examiner were presented by the City at the public hearing.

**Hearing Examiner Decision:** On May 19, 2025, the City of Kenmore Hearing Examiner (Mr. Phil Olbrechts) issued the Findings, Conclusions and Decision ("Decision") for the Burkard Preliminary Long Plat. The Hearing Examiner found that, "As conditioned below, the proposed preliminary plat and variance request conform to all required criteria for approval of the for the reasons detailed in the Conclusions of Law above. The conditions necessary to assure compliance and required by this Decision are as follows..." On June 16, 2025, the City of Kenmore Hearing Examiner issued the Decision Upon Reconsideration ("Reconsideration Decision"). The Revised Decision contained revisions regarding the continuation of the existing commercial use, frontage improvements, and landscaping requirements. A copy of the Decision and Reconsideration Decision are available at Kenmore City Hall. This decision is final and subject to appeal to superior court as governed by the Washington State Land Use Petition Act, Chapter 36.70C RCW. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

City of Kenmore  
Development Services  
18120 68<sup>th</sup> Avenue NE  
Kenmore WA 98028-0607