



City of Kenmore Development Services

NOTICE OF APPLICATION

AND OPTIONAL SEPA NOTICE

Applicant: Steven Hu, HHX LLC
Property Owners: Hiatt Crinum LLC
Project Contact: Steven Hu, HHX LLC

File #: PSP24-0070, VAR24-0071 & SEPA24-0072
(PRJ24-0001)
City Planner: Reilly Rosbotham
Telephone #: 425-398-8900
E-mail: RRosbotham@kenmorewa.gov
Date Application Filed: 10/21/2024
Date Application Determined Complete: 11/1/2024
Date of Notice of Application: 11/15/2024
Comment Deadline: 12/6/2024 at 4:30 P.M.

Project Location: 16127 88th Avenue NE, Kenmore WA 98028; parcel number 357860-0215

Project Description: Proposed 4-lot single-family residential short subdivision (“short plat”) of a 109,525-square foot (2.51-acre) parcel (“property” or “site”). The property contains an existing single-family residence and associated outbuildings; all existing structures are proposed to be removed. Direct driveway access to 88th Avenue NE is proposed for all lots. The property is zoned R-4. On-site critical areas include moderate landslide hazard areas on the western two-thirds of the property, a wetland and a stream on the west side of the property. All work is proposed at least 110 feet east of the wetland and stream, and work is proposed 30 feet from the top of the landslide hazard area. No work occurs in wetlands, streams, or landslide hazard areas. The project includes 1.94 acres dedicated to critical area preservation and protection. The project includes an Exceptional Tree Variance (VAR), and proposes removal of one exceptional tree in order to provide access to Lot 2 from 88th Avenue NE.

Permits requested in this application: Preliminary Short Plat, Exceptional Tree Variance

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 Permits.

Development Services will issue a decision on this application following a 21-day public comment period ending **December 6, 2024 at 4:30 P.M.** Written comments on this application must be submitted to the Department via email to rosbotham@kenmorewa.gov or mailed to the address listed below. A public hearing is not required for this application prior to the Department’s decision. Details of the appeal process will be included in the notice of decision. Any person may review the application and any environmental documents or studies at Kenmore City Hall via public records request. Any person that would like additional information on this project should contact the project planner.

Date of Mailing: 11/12/2024
Date of Publication: 11/15/2024
Comment deadline: 12/06/2024 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 #: Hiatt Crinum Preliminary Short Plat – PSP24-0070, VAR24-0071, & SEPA24-0072 (PRJ24-0001)

Name: _____

Address: _____

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

