



City of Kenmore Development Services

Notice of Decision and SEPA

Determination of Non-significance

Property Owner: Hiatt Crinum LLC
Applicant: Shixiong (Steven) Hu, HHX, LLC

File #: PSP24-0070 (PRJ24-0001)
City Planner: Reilly Rosbotham
Telephone #: 425-398-8900
E-mail: RRosbotham@kenmorewa.gov
Date Application Filed: 10/18/2024
Date Determined Complete: 11/1/2024
Date Notice of Decision Issued: 7/11/2024
Date of Mailing: 7/8/2024
Comment Deadline: 8/1/2024

Project Location: 16127 88th Avenue NE, Kenmore, WA 98028; Parcel No. 357860-0215

Project Description: Proposed 4-lot short subdivision of one (1) parcel totaling 109,525 square feet (2.51 acres) ("property" or "site"). The property contains one existing single-family residence and associated outbuildings; all existing structures are proposed to be removed. Direct access to 88th Avenue NE is proposed for all lots. The property is zoned R-4. The property contains a Type F stream and a Category I wetland located on the western half of the site. The western two-thirds of the site contain steep slopes, which include high landslide hazard areas and erosion hazard areas. Work is proposed approximately 200 feet from the wetland, and 30 feet from the high landslide hazard areas. No work occurs in streams, wetlands, or landslide hazard areas. The property includes 1.94 acres reserved for critical areas preservation and protection (Tract A). Tract A will be dedicated/owned/maintained by the Homeowner's Association (HOA) or owners of Lots 1-4. The project includes approximately 205 linear feet of frontage improvements along 88th Avenue NE. Lots 1-4 are proposed for single-family residential uses and range in size from 5,405 square feet to 6,182 square feet.

Permits requested in this application: Preliminary short 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.

Appeals: Except for shoreline permits that can be appealed to the State Shoreline Hearings Board, this decision may be appealed in writing to the City of Kenmore Hearing Examiner. A Notice and Statement of appeal must be filed with the Kenmore City Clerk within 21 days from the date of decision. The Notice and Statement of appeal shall state: 1) Specific reasons why the decision should be reversed or modified; and 2) The harm suffered or anticipated by the appellant and the relief sought. The scope of an appeal shall be based on matters or issues 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 notice of appeal and statement of appeal must be submitted at the address below no later than **August 1, 2025** at 4:30 P.M., and shall be accompanied with a filing fee of \$125 payable to the City of Kenmore.

SEPA File#: SEPA24-0072 (PRJ24-0001)
Issuance Date: 7/11/2025
SEPA Official: Samantha Loyuk, Development Services Director
Applicant/Owner: Same as above.
Project Location and Description: Same as above.

SEPA Determination: The City of Kenmore has determined that the above-referenced proposal does not have a probable significant adverse impact on the environment. 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. A Determination of Nonsignificance (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. All information is available for review at Kenmore City Hall. To request electronic copies of documents, complete a public records request at www.kenmorewa.gov.

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 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 will be **August 1, 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.



