



**CITY OF KIRKLAND**  
**Planning and Building Department**  
**123 Fifth Avenue, Kirkland, WA 98033**  
**425.587.3225 - [www.kirklandwa.gov](http://www.kirklandwa.gov)**

---

## **CITY OF KIRKLAND**

### **NOTICE OF SEPA DETERMINATION & ROAD CONCURRENCY TEST**

### **MACDONALD SHORT PLATS**

The City of Kirkland has conducted an environmental review and road concurrency review for the following project:

**Permit No.:** [SEP15-01347](#), [SUB15-01345](#) & [SUB15-01346](#)

**Proponent:** Moira Haughian of The Blueline Group on behalf of Buchan Homes

**Address or Location of Proposal:** [12704 72<sup>nd</sup> Avenue NE](#)

**Description of Project:** MacDonald South Short Plat: divide one parcel of 176,295 SF into 8 lots; MacDonald North Short Plat: divide one parcel of 100,365 SF into 8 lots.

Notice is hereby given that on December 17, 2015 the City of Kirkland issued a Determination of Nonsignificance (DNS) in accordance with the State Environmental Policy Act (SEPA) and Chapter 197-11 of the Washington Administrative Code.

**Procedures to Appeal SEPA:** You may contact Susan Lauinger at (425) 587-3252 to ask about the procedures for SEPA appeals):

1. A written appeal must be filed with the Environmental Coordinator by **5:00 PM on January 4, 2016** at the above address.
2. The appeal must contain a brief and concise statement of the matter being appealed, the specific components or aspects that are being appealed, the appellant's basic rationale or contentions on appeal, and a statement demonstrating standing to appeal. The following have standing to appeal: a) the applicant; b) any agency with jurisdiction; c) any individual or other entity who is specifically and directly affected by the proposed action. The appeal may also contain whatever supplemental information the appellant wishes to include.
3. Pay the fee to file an appeal. See the [Planning & Building Department Land Use Fee Schedule](#).

**There may be no other opportunity to appeal these issues.** Call Susan Lauinger at 425. 587.3252 if you have questions about what issues are addressed in this DNS.

Notice is hereby given that the proposed project passed the road concurrency review and the City of Kirkland issued a road concurrency test notice in accordance with the [Kirkland Municipal Code \(KMC\) Title 25](#).

**Procedures to Appeal Road Concurrency:**

1. Refer to [Kirkland Municipal Code \(KMC\) Chapter 25.23](#) for what decisions may not be appealed.
2. A written appeal must be filed with the Public Works Official, Thang Nguyen, by **5:00 p.m. on January 4, 2016** at the above address.
3. A concurrency appeal will follow the same process as a SEPA appeal. See No. 2 and 3 above under SEPA appeals for procedures. A separate appeal fee is required. See the [Planning & Building Department Land Use Fee Schedule](#).

**There is no other opportunity to appeal road concurrency issues.** Call Thang Nguyen at 425.587.3869 if you have questions about what is addressed in concurrency review.

More information is available at [www.mybuildingpermit.com](http://www.mybuildingpermit.com).

Publishing Date: December 21, 2015



**CITY OF KIRKLAND**

Planning and Building Department  
123 Fifth Avenue, Kirkland, WA 98033  
[www.kirklandwa.gov](http://www.kirklandwa.gov) ~ 425.587.3225

---

**DETERMINATION OF NON-SIGNIFICANCE (DNS)**

**Case No.: SEP15-01347**

**DATE ISSUED:** December 17, 2015

**Project Name:** MacDonald North and MacDonald South Double Short Plat

**Project Location:** 12704 72<sup>nd</sup> Ave NE

**Project Description:** MacDonald South Short Plat: divide one parcel of 176,295 SF into 8 lots;  
MacDonald North Short Plat: divide one parcel of 100,365 SF into 8 lots.

**Proponent:** The Blueline Group on behalf of Buchan Homes

**Project Planner: Susan Lauinger**

Lead agency is the City of Kirkland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030 (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.

There is no comment period for this DNS.

**Responsible official:**

December 11, 2015

Eric R. Shields, AICP, Planning Director  
City of Kirkland  
Planning & Building Department  
123 Fifth Avenue, Kirkland, WA 98033 - (425) 587-3225

Date

You may appeal this determination to the Planning & Building Department at City of Kirkland, 123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 PM on January 4, 2016 (date, 14 days from date issued) by a Written Notice of Appeal. You should be prepared to make specific factual objections and reference case number SEP15-001347. Contact Susan Lauinger, project planner in the Planning & Building Department at (425) 587-3252 to ask about the procedures for SEPA appeals. See also KMC 24.02.230 Administrative Appeals.

**Publish in The Seattle Times on:** December 21, 2015

**Distribute this notice with a copy of the Environmental Checklist to:**

GENERAL NOTICING

- Department of Ecology - Environmental Review
- Muckleshoot Tribal Council - Environmental Division, Tribal Archeologist
- Cascade Water Alliance – Director of Planning
- Finn Hill Neighborhood Association
- Lake Washington School District No. 414: Budget Manager and Director of Support Services

AGENCIES WITH JURISDICTION, AFFECTED AGENCIES, AND/OR INTERESTED PARTIES

- Northshore Utility District - Operations Department, Engineering Director, and Senior Civil Engineer
- Parties of Record

**cc:** Applicant  
Planning Department File, Case No. SUB15-001347  
Public Works Department Transportation Engineer

Distributed by:  December 17, 2015  
(Angela Martin, Office Specialist) Date