



# City of Kenmore Development Services NOTICE OF APPLICATION (“NOA”)

**Applicant:** Debbie Bent, Community Development Director  
**Owner:** Washington State Parks & Recreation (“State Parks”)

**File #:** VAR17-0120 (PRJ17-0120)  
**Planners:** Paul Weller, Planning Consultant & Samantha Loyuk, City Planner  
**Telephone #:** 425-398-8900  
**E-mail:** permittech@kenmorewa.gov  
**Date Application Filed:** 7/28/17  
**Date Determined Complete:** 8/11/17  
**Date of Notice of Application:** 8/18/17  
**Comment Deadline:** 9/8/17

**Project Name:** Saint Edward State Park Ballfield Renovation

**Project Location:** Saint Edward State Park; 14445 Juanita Dr NE Kenmore, WA 98028 (Parcel 232604-9001)

**Project Description:** The City of Kenmore (“City”) is proposing to renovate an existing grass ballfield at Saint Edward State Park. The field is located in the northeast portion of the park and is approximately 3.5 acres in size (less than 1% of the overall park acreage). The existing ballfield has been used for more than 80 years. Renovations include new synthetic turf, bleachers, backstops, dugouts, a perimeter walking path, field lighting, a maintenance shed, landscaping, wetland and buffer enhancement measures, drainage improvements, and parking improvements. The proposed ballfield renovation is designed to accommodate two little league fields, or one full-sized soccer field or one full-sized cricket field.

A Class 2 wetland is located east and south of the ballfield. The applicant’s environmental consultant (Environmental Sciences Associates or “ESA”) delineated the wetland as part of an updated environmental study. Paul Anderson, a wetland specialist with Department of Ecology (“DOE”), provided technical assistance and met ESA on site (March 2017 & May 2017). In a letter dated May 11, 2017, DOE concluded that they concurred with ESA’s delineation of the wetland.

The standard buffer for a Class 2 wetland is 100 feet (KMC 18.55.320.F). Much of the existing ballfield is located within the 100-foot buffer. As such, the proposed ballfield improvements are also located within the wetland buffer. The Kenmore Municipal Code (“KMC”) allows a maximum buffer reduction of 25 percent (%). Reductions beyond 25% require a critical area variance. The existing ballfield, and proposed renovations, are within 10 feet of the wetland, effectively reducing the wetland buffer by 90%. As such, a 25-foot reduction (25%) is insufficient; the project requires a critical area variance. Approximately 42,717 square feet (0.98 acre) of wetland buffer area is expected to be impacted. Compensatory mitigation totals 55,000 square feet (1.26 acres). Of that, 30,000 square feet of the wetland will be enhanced, and 25,000 square feet of the wetland buffer (east) will enhanced. ESA notes that, “The proposed project has been designed to avoid and minimize impacts to wetlands and streams to the extent feasible; no wetland or stream impacts are proposed. However, the project will result in permanent unavoidable impacts to a wetland buffer area.” (ESA, July 2017). The project also includes cultural landscape mitigation measures at the Nun’s Garden, The Orchard and The Grotto. The City in partnership with State Parks, plans to restore areas along the Lake Washington shoreline to enhance public access; shoreline restoration is not a requirement of the ballfields project and will be permitted separately.

**Permits requested in this application:** Critical Area Variance.

**Consistency with applicable City plans and regulations:** This proposal will be reviewed for compliance with applicable City of Kenmore codes including the Comprehensive Plan, zoning code, critical areas, road standards, surface water design manual, fire flow, fire access requirements, and others.

**Relevant environmental documents are available at City Hall:**  Yes  Not applicable

**Environmental Review:** Under the State Environmental Policy Act (SEPA), and in compliance with 43.21C RCW and WAC 197-11, the City of Kenmore will review the proposal for probable adverse environmental impacts. As described in WAC 197-11-355, the SEPA “Optional DNS Process” uses “a single integrated comment period to obtain comments on the Notice of Application and the likely threshold determination for the proposal.” To provide the public a greater opportunity to comment, the Optional DNS Process is not being used. Following the 21-day NOA public comment period, a separate 14-day SEPA public comment period will commence. The public will be notified apart from this notice, prior to the start of the SEPA comment period.

**Other permits not included in this application, known at this time:** Engineering & Building Permits

The 21-day Notice of Application (NOA) public comment period ends **September 8, 2017**. A 14-day SEPA public comment period will follow the NOA. Notification for the SEPA comment period will provided in a separate public notice. The City will issue a decision on this application following both comment periods. Written comments on this application shall be submitted to the Department at the address listed below or may be e-mailed to permittech@kenmorewa.gov. 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 at Kenmore City Hall or online at <http://kenmorewa.gov/majorprojects>. Any person that would like additional information on this project should contact Development Services.

**Date of Mailing:** 8/15/17  
**Date of Publication:** 8/18/17  
**Comment Deadline:** 9/8/17

**Kenmore Development Services**  
**18120 68<sup>th</sup> Avenue NE**  
**P.O. Box 82607**  
**Kenmore WA 98028-0607**

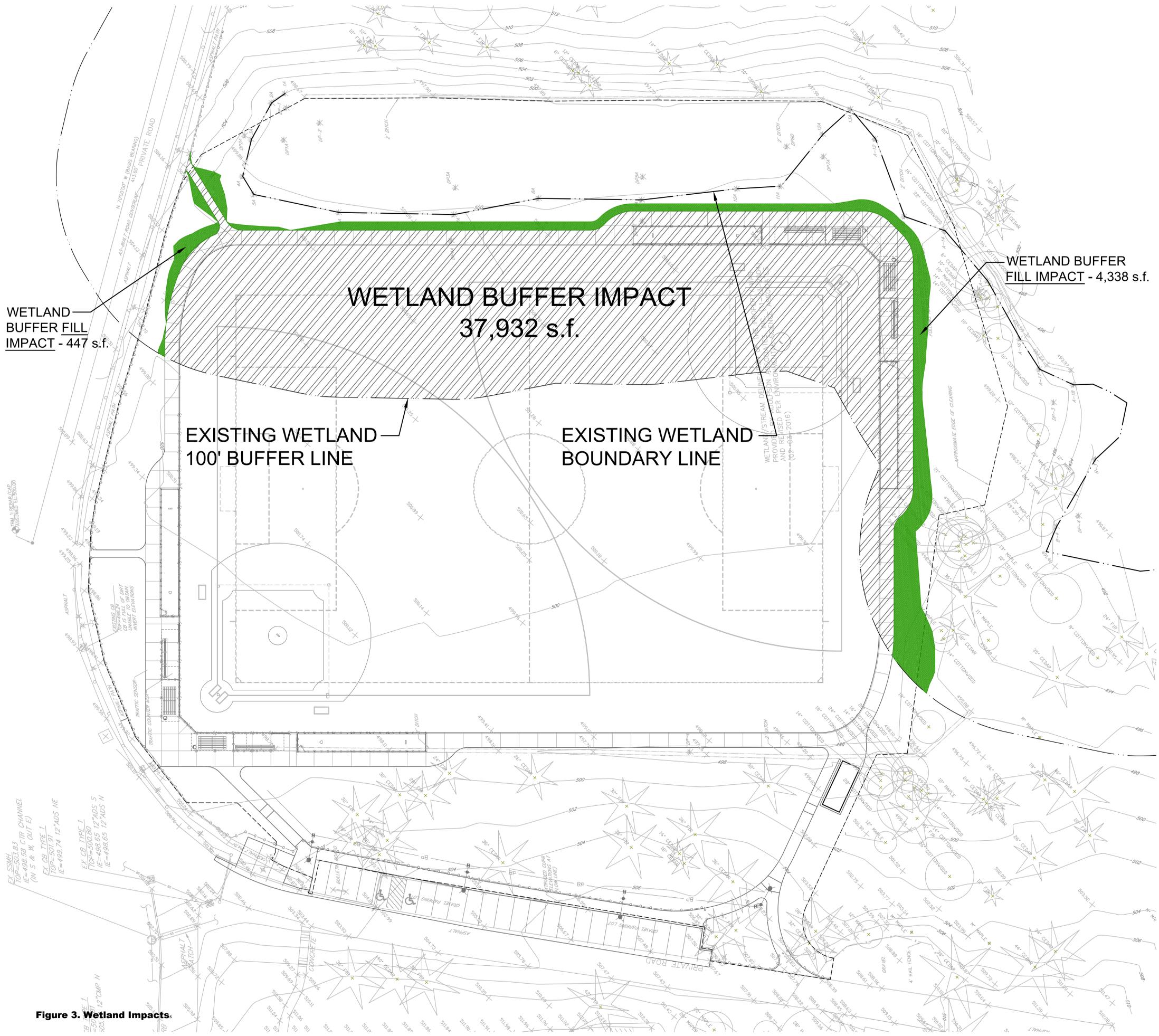
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If you wish to receive notification of the City’s decision on the application, complete and return this portion of the notice to the Department at the address listed above.

**Name:** \_\_\_\_\_ **Project:** VAR17-0120 – Saint Edward Ballfield

**Address:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_



WETLAND BUFFER  
FILL IMPACT - 4,338 s.f.

WETLAND BUFFER IMPACT  
37,932 s.f.

WETLAND  
BUFFER FILL  
IMPACT - 447 s.f.

EXISTING WETLAND  
100' BUFFER LINE

EXISTING WETLAND  
BOUNDARY LINE

EX. SSM1  
TOP=503.63  
IE=498.26 12" ADS E  
(IN S & W. OUT E)  
EX. CB TYPE I  
TOP=501.91  
IE=499.74 12" ADS NE  
EX. CB TYPE I  
TOP=500.80  
IE=498.65 12" ADS S  
IE=498.65 12" ADS N  
30.5' 12" CMP N

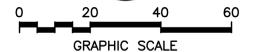


Figure 3. Wetland Impacts.

REVISIONS	DATE	BY

St. Edward Park Sports Fields  
City of Kenmore, King County, Washington  
**WETLAND & BUFFER IMPACTS**

JOB: 11304

SCALE: NOTED

**W1.1**

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