



CITY OF KIRKLAND
PLANNING & COMMUNITY DEVELOPMENT
123 5th Avenue, Kirkland, WA 98033 425.587.3225
www.ci.kirkland.wa.us

**SUBSTANTIAL DEVELOPMENT PERMIT, SHORELINE VARIANCE
AND SHORELINE CONDITIONAL USE PERMIT**

This permit application packet is designed to obtain all the information necessary to allow the City to make a well-informed decision on your application. Please refer to the attached application checklist to determine the materials which must be submitted to complete your application. All application materials are public information.

Your application will be evaluated on the basis of the information you provide, the criteria listed in the pertinent sections of the Zoning Code, the Kirkland Comprehensive Plan, other City regulatory ordinances, inspection of the property, as well as testimony and evidence presented through public comments.

YOU ARE ENCOURAGED TO MEET WITH A PLANNER FROM THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO AND DURING PROJECT DESIGN TO DISCUSS PROJECT COMPLIANCE WITH CITY REGULATIONS AND TO OBTAIN GUIDANCE ON THE APPLICATION MATERIALS YOU MUST SUBMIT.

Copies of City ordinances such as the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and Shoreline Master Program are available at the Department of Community Development in City Hall, 123 Fifth Avenue; and the Kirkland Public Library, 308 Kirkland Avenue. To purchase the Comprehensive Plan or Zoning Ordinance, call Code Publishing Company at (206) 527 6851. The City ordinances can also be found on-line at www.ci.kirkland.wa.us.

NOTE: Information provided by the Department of Planning and Community Development represents a preliminary, qualified assessment which is based on the information provided by the applicant/contact person. More detailed technical review of a specific development permit application may disclose additional substantive or procedural requirements. Furthermore, in the case of a discretionary development permit, the role and the authority of the Department of Planning and Community Development staff is advisory only. Final recommendation and decision on such permits can only be made, after public hearing, by the Planning Director, Hearing Examiner, Planning Commission, and/or City Council, depending upon the type of permit.



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APPLICATION FORM: SUBSTANTIAL DEVELOPMENT
 CONDITIONAL USE OR VARIANCE PERMIT

Application No. _____ Date Received 2/8/11

Name of Local Government CITY OF KIRKLAND

Approved Denied Date _____

TO THE APPLICANT: This is an application for a substantial development, conditional use, or variance permit as authorized by the Shoreline Management Act of 1971. It is suggested that you check with appropriate local, state or federal officials to determine whether your project falls within any other permit system.

PRIMARY CONTACT PERSON:

is the contact

Applicant's name: _____ Daytime phone _____

Applicant's mailing address: _____

Applicant's e-mail address: _____

Note: If applicant is not property owner, he/she must be authorized as agent (see page 3)

SECONDARY CONTACT PERSON:

Property Owner's name: _____ Daytime phone _____

Property Owner's mailing address: _____

Property Owner's e-mail address: _____

Relationship of applicant to property:

Owner _____ Purchaser _____ Lessee _____

Other (specify): Permit Specialist

AN ELECTRONIC COPY OF OR A WEB LINK TO THE STAFF REPORT, MEETING AGENDAS AND THE NOTICE OF FINAL DECISION WILL BE EMAILED TO THE APPLICANT AT THE ABOVE LISTED EMAIL ADDRESS. IF YOU PREFER TO RECEIVE A PAPER COPY, THEY ARE AVAILABLE UPON REQUEST. PLEASE INDICATE IF YOU WOULD ALSO LIKE A COPY OF THESE MATERIALS TO BE SENT TO THE PROPERTY OWNER'S EMAIL ADDRESS: YES NO _____

1. General location of proposed project (section to the nearest quarter section, township, and range): _____
2. Tax Parcel Number: _____
3. Name of water area and/or wetlands within which development is proposed: Lake Washington
4. Current use of the property with existing improvements Single family Residence



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5. Proposed use of property (please be specific):
Single family residence. Note from Planner -
this application is to remove existing breakwater
and replace with a pier
6. Total cost or fair market value of the project for which this permit is requested. (If further development is planned beyond that described in this application, then also state the total value of all contemplated development and attach a brief description of the additional work to the application, including the projected construction dates for such work.)

7. List any other permits for this project from state, federal or local governmental agencies for which you have applied or will apply, including the name of the issuing agency, whether the permit has been applied for, and if so, the date of the application, whether the application was approved or denied and the date of same, and the number of the application or permit:
Army Corp of Engineers: L.O.P., RGP1 & RGP3
Dept. of Fishence: HPA Dept. of Ecology: CZM
8. List all Shoreline Master Program policies and regulations which support this project and briefly describe how the project is consistent with each.
29.05.065 (e) (f) 5+6 (g 2) (h, i, j) The dock is min length
needed to moor boat @ low lake. The proposed conf. meets
all setback requirements.
9. (To be completed by local official) Nature of the existing shoreline. (Describe type of shoreline, such as marine, stream lake, lagoon, marsh, bog, swamps, flood plain, floodway, delta; type of beach, such as accretion, erosion, high bank, low bank, or dike; material such as sand, gravel, mud, clay, rock, riprap; and extent and type of bulkheading, if any):
(RL) - Residential Low Density Shoreline Designation
Single Family. Existing breakwater with natural shoreline.
Breakwater is perpendicular to shoreline
10. (To be completed by local official) If the application involves a conditional use or variance, set forth in full that portion of the master program which provides that the proposed use may be a conditional use, or, in the case of a variance, from which the variance is being sought.
No variances requested
11. Have you met with a planner prior to submitting your application? YES NO
Name of Planner _____

YOUR APPLICATION WILL NOT BE COMPLETE UNTIL ALL DOCUMENTS LISTED ON THE APPLICATION CHECKLIST ARE SUBMITTED. YOU MAY NOT BEGIN ANY ACTIVITY BASED ON THIS APPLICATION UNTIL A DECISION, INCLUDING THE RESOLUTION OF ANY APPEAL, HAS BEEN MADE. CONDITIONS OR RESTRICTIONS MAY BE PLACED ON YOUR REQUEST IF IT IS APPROVED. AFTER THE CITY HAS ACTED ON YOUR APPLICATION, YOU WILL RECEIVE FORMAL NOTICE OF THE OUTCOME. IF AN APPEAL IS FILED WITHIN 14 DAYS OF APPLICATION APPROVAL, YOU MAY NOT BEGIN ANY WORK UNTIL THE APPEAL IS SETTLED. YOU MAY ALSO NEED APPROVAL FROM OTHER CITY DEPARTMENTS. PLEASE CHECK THIS BEFORE BEGINNING ANY ACTIVITY.

IF YOU SUSPECT THAT YOUR SITE CONTAINS A STREAM OR WETLAND OR IS ADJACENT TO A LAKE, YOU MAY NEED A PERMIT FROM THE STATE OR FEDERAL GOVERNMENT.



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APPLICATION FORM: SUBSTANTIAL DEVELOPMENT
CONDITIONAL USE OR VARIANCE PERMIT

STATEMENT OF OWNERSHIP/DESIGNATION OF AGENT

The undersigned property owners, under penalty of perjury, each state that we are all of the legal owners of the property described in Exhibit A, which is attached as page 3 of this application, and designate _____ to act as our agent with respect to this application.

AUTHORITY TO ENTER PROPERTY

I/we acknowledge that by signing this application I/we are authorizing employees or agents of the City of Kirkland to enter onto the property which is the subject of this application during the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday, for the sole purpose of making any inspection of the limited area of the property which is necessary to process this application. In the event the City determines that such an inspection is necessary during a different time or day, the applicant(s) further agrees that City employees or agents may enter the property during such other times and days as necessary for such inspection upon 24 hours notice to applicant(s), which notice will be deemed received when given either verbally or in writing.

HOLD HARMLESS AGREEMENT READ CAREFULLY BEFORE SIGNING

The undersigned in making this application certifies under penalty of perjury, the truth and/or accuracy of all statements, designs, plans and/or specifications submitted with said application and hereby agrees to defend, pay, and save harmless the City of Kirkland, its officers, employees, and agents from any and all claims, including costs, expenses and attorney's fees incurred in investigation and defense of said claims whether real or imaginary which may be hereafter made by any person including the undersigned, his successors, assigns, employees, and agents, and arising out of reliance by the City of Kirkland, its officers, employees and agents upon any maps, designs, drawings, plans or specifications, or any factual statements, including the reasonable inferences to be drawn therefrom contained in said application or submitted along with said application.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

<p>Applicant</p> <p>Signature: _____</p> <p>Name: _____</p> <p>Address: _____ <u>Kirkland, WA</u></p> <p>Telephone: _____</p>	<p>Property Owner #1</p> <p>Signature: _____</p> <p>Name: _____</p> <p>Address: _____</p> <p>Telephone: _____</p>
<p>Agent (Other than Applicant)</p> <p>Signature: _____</p> <p>Name: _____</p> <p>Address: _____ <u>Seattle, WA 98103</u></p> <p>Telephone: _____</p>	<p>Property Owner #2</p> <p>Signature: _____</p> <p>Name: _____</p> <p>Address: _____</p> <p>Telephone: _____</p>

EXHIBIT A: LEGAL DESCRIPTION:
LOT A, CITY OF KIRKLAND SHORT PLAT NUMBER
ACCORDING TO THE PLAT THEREOF RECORDED UNDER KING
COUNTY AUDITOR'S FILE NUMBER
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS
SET FORTH UNDER RECORDING NUMBER , IN KING
COUNTY, WASHINGTON.



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APPLICATION FORM: SUBSTANTIAL DEVELOPMENT
CONDITIONAL USE OR VARIANCE PERMIT

EXHIBIT A: LEGAL DESCRIPTION



**APPLICATION CHECKLIST:
 SHORELINE SUBSTANTIAL DEVELOPMENT,
 CONDITIONAL USE OR VARIANCE PERMIT**

The following materials must be submitted with your application. For some applications, it will not be necessary to submit all of the listed materials. Consult with the Department of Planning and Community Development if you have any questions. Please do not submit your applications until all materials which apply to your proposal have been checked off. A hearing date will not be assigned until your application materials are complete and the City has completed its review of your Environmental Checklist.

RETURN THIS CHECKLIST WITH APPLICATION

Applicant
to check if
completed

Pre-application Conference

A meeting with a planner is required within the six months immediately prior to submittal.



Application

A completed application form.



A completed and signed Environmental Checklist (unless exempt).



For Shoreline Variances and Shoreline Conditional Use Permits, applicable Criteria Sheet(s) with all questions fully answered.



Fees

A check to the City of Kirkland for the filing fee and Environmental Checklist fee (fee Schedule is attached).



NOTE: Other fees, including Park Impact Fees and Road Impact Fees, may be required during the development review process.

Neighborhood Meetings

A neighborhood meeting(s) has been held (see attached instruction sheet on neighborhood meetings to determine if encouraged).





Applicant to
Check if
Completed

Plans

Five (5) copies of dimensioned plans, drawn at 1" = 20' or a comparable scale, and folded to 8 1/2x11 size, showing:

- a. Property survey showing property dimensions and names of adjacent rights-of-way.
- b. Existing water courses and bodies, fire rockeries, roadways, and other relevant man made or natural features.
- c. Location and elevation of ordinary high and low water lines
- d. All existing evergreen trees over 8" and deciduous trees over 12" in diameter by species and an indication of which will be saved.
- e. Proposed landscaping; size, species, location and distance apart
- f. Location and dimensions of proposed structure(s) parking areas (including degree of angle for parking stall design), driveways and roadways.
- g. Location and dimensions of existing structures, parking areas, driveways, and roadways which will be maintained.
- h. Dimensioned building elevations drawn at 1/8" = 1" or a comparable scale showing two facades
- i. Typical cross sections showing existing and proposed ground elevations and height of structure.
- j. Existing and finished grades at 2-foot contours with the precise slope of any area in excess of 15%.



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- | | <u>Applicant
to check if
completed</u> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| k. Conceptual storm drainage plans for 100-year storm. | <input checked="" type="checkbox"/> |
| l. Gross floor area and parking calculations. | <input checked="" type="checkbox"/> |
| m. Building height calculations and height of all structures above average grade level. | <input checked="" type="checkbox"/> |
| n. Location and size of proposed utility lines and a description of water and sewer availability. | <input checked="" type="checkbox"/> |
| o. Lot size and lot coverage calculations. | <input checked="" type="checkbox"/> |
| p. Dimensions of required yards and view corridors. | <input checked="" type="checkbox"/> |
| q. Location and screening of dumpsters. | <input type="checkbox"/> |
| r. Location, dimensions and nature of any proposed easements or dedications. | <input type="checkbox"/> |
| s. For multiple residential, location and dimension of common open space. | <input checked="" type="checkbox"/> |
| t. Existing properties, rights-of-way, structures and other improvements within 200 feet of the subject property. | <input type="checkbox"/> |
| u. Compensation and volume of dredged materials and location where dredged materials will be deposited. If disposal site is off-site, provide a map showing the precise location. | <input checked="" type="checkbox"/> |
| v. Check with the City to determine if your project requires a pedestrian easement and if it does show this easement location on your plans. | <input type="checkbox"/> |



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- w. If any structure will exceed a height of 35 feet above average grade elevation:
- (1) A section through the highest element of the proposed building and including the slope upland from the building to a grade elevation of at least 25 feet above the highest element of the building. The drawing need not extend east of the Burlington Northern Railroad right-of-way or at an elevation described as 25 feet above the highest element of the building, but must include other areas where views would be substantially impaired.
- (2) A map indicating the location of all existing structures within the distance established in the above paragraph and a list of the names and addresses of all persons owning property within this area.
- (3) One (1) copy of all plans reduced onto 8-1/2" x 11" sheet.
- (4) Perspective drawings, photographs, color rendering or other graphics may be needed to adequately evaluate your application.
- x. The following materials must be submitted on CD to the Planning Department for presentation at public meetings and/or permanent storage:
- Acceptable native electronic formats are: Adobe PDF, Word, Excel, PowerPoint, JPEG or GIF.
 - All memos and reports including SEPA checklists, wetland reports, geotech. reports, site plans, traffic reports, etc. should be submitted in their native electronic format or converted from their native format to Adobe PDF rather than being scanned.
 - Any memo/report that is created from multiple formats must be combined and submitted as one PDF document.
 - All plans, drawings, renderings, photographs or other graphics must be submitted in its native electronic format. CAD format is unacceptable; you must convert to Adobe PDF before submitting.



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- All documents must be either 8 ½ x 11 or 11 x 17 inch size. Legal sized documents will not be accepted.
- Models and/or material/color boards, if prepared, must be photographed for permanent storage and submitted to the Planning Department on CD.
- Converting a document from its native format to an Adobe PDF document is preferred as opposed to scanning the document.

Applicant
to check if
completed

Public Notice

You are responsible for obtaining and erecting public notice sign(s) on the subject property. You will need to provide for and erect public notice sign(s) not more than 10 calendar days after the Planning Official determines that the application is complete. In order to ensure that the signs are installed in a timely manner, you should contact a Sign Company and arrange for the appropriate number of signs to be made. See attached instruction sheet about Public Notice Signs. Any delay in installing the board will result in procedural deficiencies and/or delays.



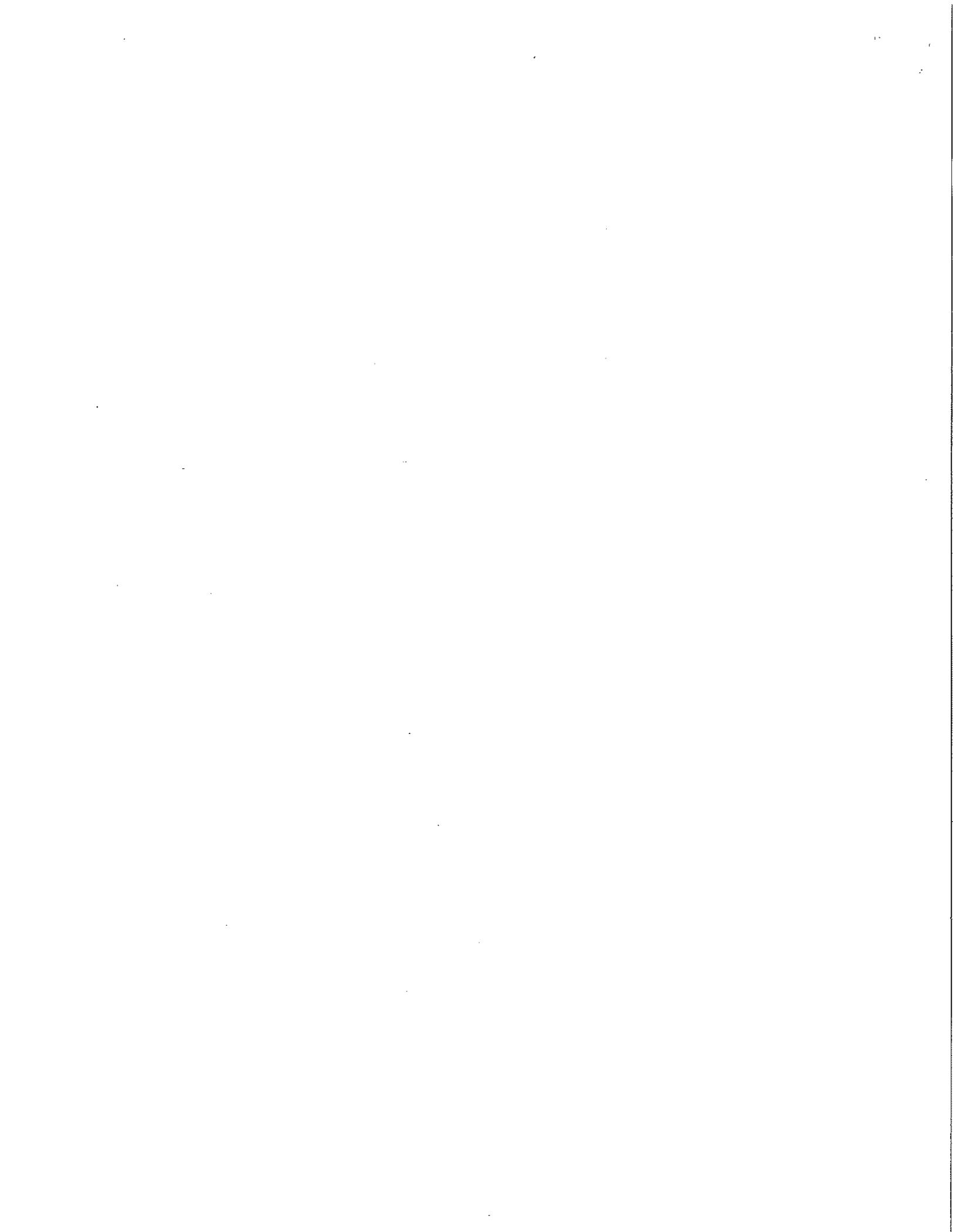
Please provide the name of the Sign Company that you have contacted to make the public notice signs:

Other

A copy of all existing recorded easement documents pertaining to the subject property.



Other required information:



March 23, 2011



Seattle, WA 98103

SUBJECT: Completeness for Shoreline Development Permit (SDP) for a new pier
Address:
File no:

Dear Mr.

I have completed review for your submittal of an SDP for a new pier at the Residence at . As you know, your SDP is the first to come in with our new Shoreline Master Program. I appreciate your willingness to work with us on issues and your patience.

The following items will need to be submitted before your application can be deemed technically "complete". Additionally, some of the items could be submitted with the building permit. However, it would be a good idea to go ahead and submit these now so that the agencies with jurisdiction can see that you are meeting the new SMP regulations.

Although you are obviously experienced with Shoreline permits, please note that Kirkland's SMP is either the first or one of the first to be adopted in the State so the information requested might be more intense than you are used to. All comments below are based on your plans submitted 2/8/11.

Here are the items I need to complete review:

1. **Application form:** I need the ORIGINAL signatory page of the application, not a copy. **Please note that everything you submit, must also come in electronic format as well. I do not have the SEPA checklist in electronic format and will need that. Please submit 3 hard copies of plans with the items listed below, and also in electronic format.**
2. **Peer Review:** , the City's consultant, must complete the review of the root wads as Habitat Enhancement/Bioengineering. This is already in the works and should be completed by the time you submit the other items needed. If they do not approve the root wads, you will need to take them off of your plans.

The 2-5 man rocks on your existing plans will not be allowed and should be removed from your plans. These rocks are considered shoreline stabilization, which is not allowed with this particular situation. You can only replace existing stabilization, not add stabilization where there is none.

3. **Plans:** Your plans have a few items that are very difficult to read and should be re-submitted where there is less black in the plans. The landscaping plan is particularly dark and hard to read, and very small. There are two dark lines along the shoreline. One looks to be the OHWM, but what is the second line? Please clarify. Also, see below.
Survey: Either show on the survey, or have a statement that shows that the next closest piers on neighboring properties are at least 25 feet away. Your OHWM on the survey does not match your plans, please change that and make sure that they match. The survey OHWM of 18.5 would be the correct one to use.
4. **Boatlift and Jet Ski Lifts:** The boat lift and jet ski specifications need to be shown more clearly and shown how they are attached. It looks like the jet ski lifts will be attached to the dock, and the boat lift will be in the lake bed, but the plans look as though the boat lift is a huge concrete block. I assume that this is not the case. Additionally, you must indicate on the plans that the boatlift is placed as far waterward of the OHWM as feasible and safe. Show details of both jet ski and boat lift connection and apparatuses. Each Single Family property is allowed only one free-standing boatlift and 2 jet ski lifts or 1 fully grated platform lift. Show clearly on the plans how your boatlift and jet ski lifts are made, attached and meet these regulations.

Additionally, for the boatlift, a maximum of 2 cubic yards of fill is allowed to anchor a boatlift. Will you anchor yours? This is unclear per your current plans. If you are anchoring it, you will need to show the following:

- May only be used if the substrate prevents the use of anchoring devices that can be embedded into the substrate.
- Must be clean
- Must consist of rock or pre-cast concrete blocks
- Must only be used to anchor the boatlift
- Minimum amount of fill is utilized to anchor the boatlift.

Please make all of this clear on your plans

5. **Height of Piers:** The minimum of 1.5 ft above the OHWM **to the bottom of the pier stringers** must be shown on your plans. Additionally state on plans if there will be safety railing installed, or not. If so, there is a maximum height of 3 ft. above the deck.
6. **Decking materials:** State or show on plans that the fully grated decking contains materials that allow a minimum of 40% light transmittance through the material. The material specs you use for the grating may indicate this. If you submit the specs, be sure that they also come in electronic format.
7. **Pilings:** State on the plans that pilings or moorage piles shall not be treated with pentachlorophenol, creosote, chromate copper arsenate or other toxic compounds. Since yours are stainless steel, I'm guessing that they are not, but the statement on the plans will take care of this requirement.

First set of pilings: The first set of pilings for pier shall be located no closer than 18 feet from the OHWM. Your plans are not clear on this as I can't exactly tell where the first piling is in comparison to the land.

8. **Moorage piles:** It looks like you are removing rather than adding any of these. Please state on the plans that you will not be adding any moorage piles. If you are, please adhere to the standards for these.

MITIGATION REQUIREMENTS:

Structures: Your plans show that you will remove the solid breakwater and the rails that extend in to the water. This is sufficient, but please note that this is also a requirement in order to install a new pier ---in case the owner changes their mind. The regulations cannot force the owner to remove the shed structure at this time, but it is unclear how this shed will be used since vegetation will be planted in front of it. If any subsequent structural modifications are made to this shed, it will need to come out, or be moved back.

Emergent Vegetation: You are showing emergent vegetation on your planting plan. For now, that will be sufficient. Please note the City is still coming up with guidelines for these plantings and the requirements may be more specific. Obviously, no invasive species are allowed.

Native Riparian Vegetation: This is required for new docks. The requirements seem to be met with your plans, but as stated earlier, your landscape plans are difficult to read. When you resubmit them, please be sure that the following items can be measured on the plans. Too, because of the darkness of your plans, I could not see many of the plants to understand which plants/trees were being planted in which spots. I checked your plant list to make sure that they are listed on the native plants species on the "Native Plant Guide" website that King County has. The following plants did not show up on the native list: Delphinium menziesi, swordfern, and kinikinnick. I am not a native plant expert, so if you know something I don't about these plants, just state it on the plans as to how they meet native plant status. Here is the website I used:

<http://green.kingcounty.gov/gonative/Plant.aspx?Act=search>

When I get a clear landscape plan with plan scale, I can measure the following mitigation requirements:

1. Native riparian vegetation planted in at least 75% of the nearshore riparian area located along the water's edge. The vegetated portion of the nearshore riparian area shall average 10 feet in depth from the OHWM (show OHWM on landscape plan), but may be a minimum of 5 feet wide to allow for variation in landscape bed shape and plant placement.
2. Total square feet of landscaped area shall be equal to a continuous 10-foot wide area.
3. Plantings shall consist of a mixture of trees, shrubs, and groundcover and be designed to improve habitat functions.
4. At least 3 trees per 100 linear feet of shoreline;
5. 60% shrubs must be included in the plan
6. Plant density and spacing shall be appropriate for the site and commensurate with spacing recommended for each individual species proposed. Alternative plans allowed if approved per state or federal agencies. Existing shrubs/trees will be allowed to count in your planting totals. If the root wads are not allowed, you must replace them with plantings.

MONITORING AND MAINTENANCE

As part of the conditions of approval for mitigating the new pier, a 5-year maintenance and monitoring plan will be required. This will include an as-built planting plan, annual monitoring reports for 5 years that include written and photographic documentation on tree and shrub

mortality. This will be addressed further in the SDP staff report, but I want to let you know this up front so as not to surprise the owner with the SDP conditions.

Feel free to call or email any time with questions. My direct line is address is :

Sincerely,

Planner
City of Kirkland

**AGREEMENT FOR PREPARATION OF ENVIRONMENTAL CONSULTING SERVICES
FOR SHORELINE EVALUATION SERVICES AT**

hereinafter referred to as "Proponent," and the City of Kirkland, hereinafter referred to as "City," agree and contract as follows:

- I. The City's Planning Official has determined that a stabilization technique is possibly being used in conjunction with a new pier proposal and shoreline enhancement project, pursuant to Kirkland Zoning Code Chapter 83 and/or the City's SEPA review authority.
- II. The City is to direct and supervise preparation and finalization of Shoreline Project Review to describe the items in Zoning Code Chapter 83 as they relate to Habitat enhancement and/or as identified in the attached Task Authorization. The review will be completed by an independent consultant, hereinafter referred to as "Consultant," according to the terms of an umbrella contract, available from the City for review by the Proponent.
- IIB. Paragraph IIB shall be applicable while the Proponent's application is pending or throughout the life of this contract, whichever is later. The work of the Consultant and the aforementioned Shoreline Project Review are for the purpose of providing the City with information and analysis, independent from the Proponent and the owner of the subject property. To that end, the Proponent shall refrain from entering into any agreement for any other services with the Consultant with respect to the subject property. In addition, the Proponent shall refrain from entering into any other agreement with the Consultant for services with respect to other property or proposed developments without full disclosure thereof to the City. The Proponent specifically agrees not to communicate with the Consultant, except for such communication as may be necessary for the Consultant to carry out the performance of this Agreement. Any such communication between the Proponent and Consultant shall be carried on only in the presence of or with the prior approval of the City.
- III. The Proponent agrees to pay to the City in the manner set forth in Section VI below, the reasonable costs of having the aforementioned Shoreline Project Review prepared. Proponent understands and agrees to pay the City for services, costs, and expenses in accordance with the scope of services set forth in the attachment hereto, provided, however, that the total amount for preparation of the aforementioned Shoreline Project Review shall not exceed the sum of \$ _____ ;

Proponent agrees to disbursement from time to time of funds on deposit in said account to pay for Consultant services covered by the Agreement. Disbursement will typically be made by the City on a monthly basis for payment of Consultant's invoices for services and costs. The City will provide the Proponent a description of services rendered and a project progress report.
- IV. The Proponent agrees to cooperate reasonably with both the City and the Consultant so as to cause the efficient and prompt preparation of the aforementioned Shoreline Project Review. The Proponent agrees that the City will make available to the Consultant all relevant information in the City's files.

Date: 3/28/2011

To:

From:

Subject: Permit Application for

Enclosed: 1 completeness letter submittal, 3 sets of full size drawings, original owner signed application, 1 set of 8 1/2 x 11 drawings, electronic format disk

Please take the following action:

- For your information and file.
- Sign and return.
- Call to discuss this matter.
- For your review and comment.
- For your approval.
- Other:

Dear Susan:

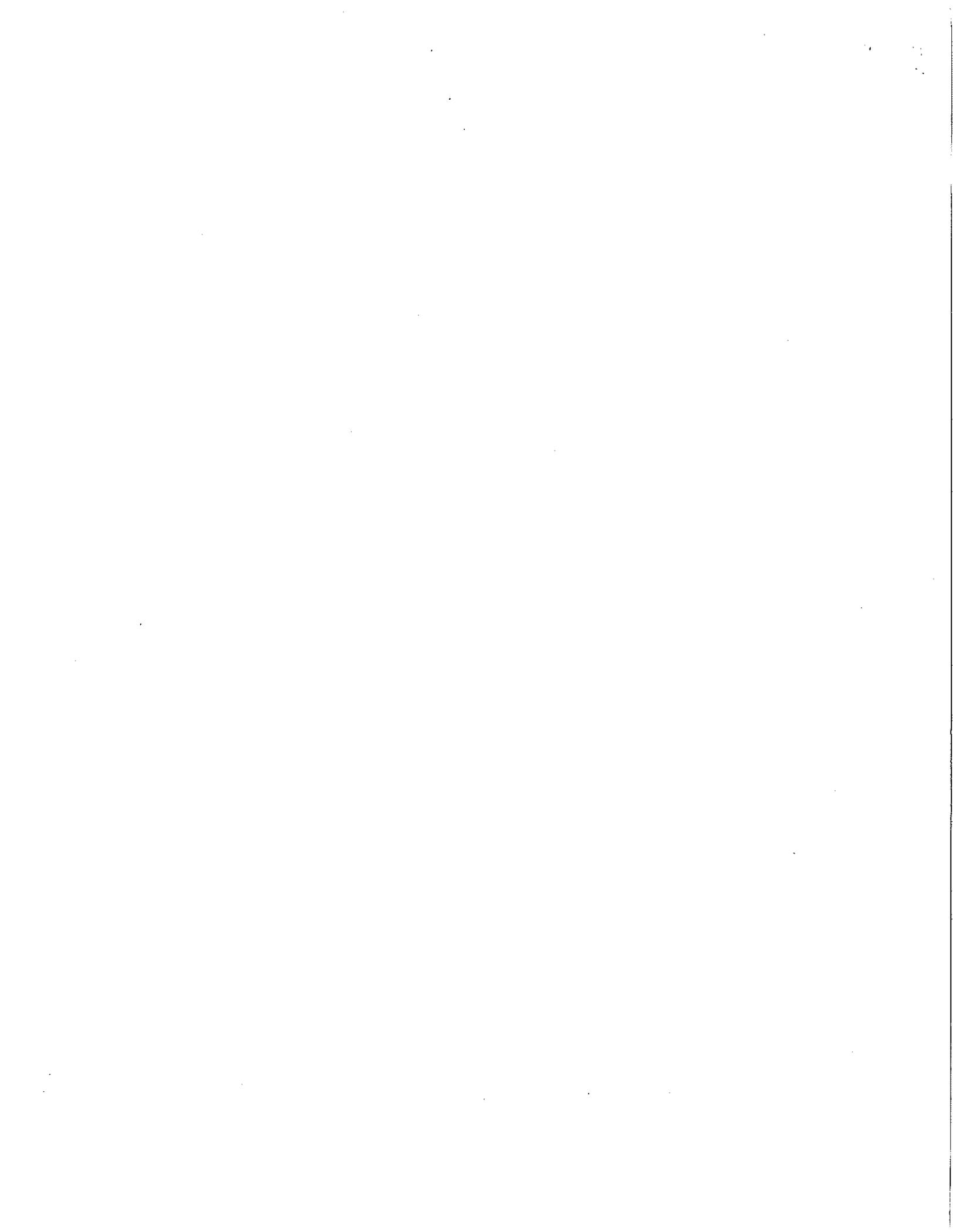
This is the information you requested in your completeness review..

Thank You,

RECEIVED

MAR 30 2011

AM PM
PLANNING DEPARTMENT
BY _____



March 29, 2011

To:

City of Kirkland Planner

RE: Shoreline Completeness for File No:

Dear Mrs.

The following is a list of responses to your comments.

1. *Application Form – Original signature page..*

I have included an original copy for you.

2. *Peer Review.*

Per our phone conversation and emails yesterday and today I have included the items I discussed with the Watershed Company regarding the Shoreline Habitat Enhancements.

3. *Plans.*

The plans have been cleared up and the landscaping plan is in a larger format.

- *Two lines along the shoreline.*

The first line is the OHW mark of 18.6 and I have revised that to be correct. The second line is the line where the cobble/gravel/spawning mix will go to. I have noted that on both sheets A2 & A3.

- *Note the distance to the adjacent piers*

I have noted the approximate distance to the adjacent piers on Sheet A2.

4. *Boatlifts and Jet Ski Lifts.*

On sheet A2 I have added details of the two types of lifts for clarity. I have also added language on the elevation/section drawing regarding how far from the shoreline the boatlift is as well as the fact that fill will not be used to anchor the boatlift.

RECEIVED

MAR 30 2011

AM PM
PLANNING DEPARTMENT
BY _____

5. *Height of Piers -*

The height of the pier as been indicated on the Section Details as well as the Section/Elevation drawing and each refers to a minimum of 1.5' above OHW. We have also added a general note to the plan that indicates no safety railing will be included with this project.

6. *Decking Materials.*

The section details and plan on sheet A2 indicate that all grating shall allow a minimum of 40% light transmittance.

7. *Pilings.*

The framing plan has been noted for all piles to be steel. A general note has been added regarding no treatment of piles. A note has been added to the section/elevation indicating that the first pile shall be 18' from the OHW mark.

8. *Moorage Piles.*

A general note has been added to the site plan on sheet A2 that indicates no moorage piles are part of this submittal.

Also – mitigation requirements and monitoring notes have been added to the drawings set on Sheets A2 and A3.

I hope I have been able to answer all of your questions sufficiently. Please feel free to call or e-mail if you have any further questions or need any additional information.

Sincerely,



**CITY OF KIRKLAND
 PLANNING & COMMUNITY DEVELOPMENT
 123 5th Avenue, Kirkland, WA 98033 425.587.3225
 www.ci.kirkland.wa.us**

APPLICATION FORM: SUBSTANTIAL DEVELOPMENT
 CONDITIONAL USE OR VARIANCE PERMIT

STATEMENT OF OWNERSHIP/DESIGNATION OF AGENT

The undersigned property owners, under penalty of perjury, each state that we are all of the legal owners of the property described in Exhibit A, which is attached as page 3 of this application, and designate _____ to act as our agent with respect to this application.

AUTHORITY TO ENTER PROPERTY

I/we acknowledge that by signing this application I/we are authorizing employees or agents of the City of Kirkland to enter onto the property which is the subject of this application during the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday, for the sole purpose of making any inspection of the limited area of the property which is necessary to process this application. In the event the City determines that such an inspection is necessary during a different time or day, the applicant(s) further agrees that City employees or agents may enter the property during such other times and days as necessary for such inspection upon 24 hours notice to applicant(s), which notice will be deemed received when given either verbally or in writing.

HOLD HARMLESS AGREEMENT READ CAREFULLY BEFORE SIGNING

The undersigned in making this application certifies under penalty of perjury, the truth and/or accuracy of all statements, designs, plans and/or specifications submitted with said application and hereby agrees to defend, pay, and save harmless the City of Kirkland, its officers, employees, and agents from any and all claims, including costs, expenses and attorney's fees incurred in investigation and defense of said claims whether real or imaginary which may be hereafter made by any person including the undersigned, his successors, assigns, employees, and agents, and arising out of reliance by the City of Kirkland, its officers, employees and agents upon any maps, designs, drawings, plans or specifications, or any factual statements, including the reasonable inferences to be drawn therefrom contained in said application or submitted along with said application.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Applicant
 Signature: _____
 Name: _____
 Address: _____
 Telephone: _____

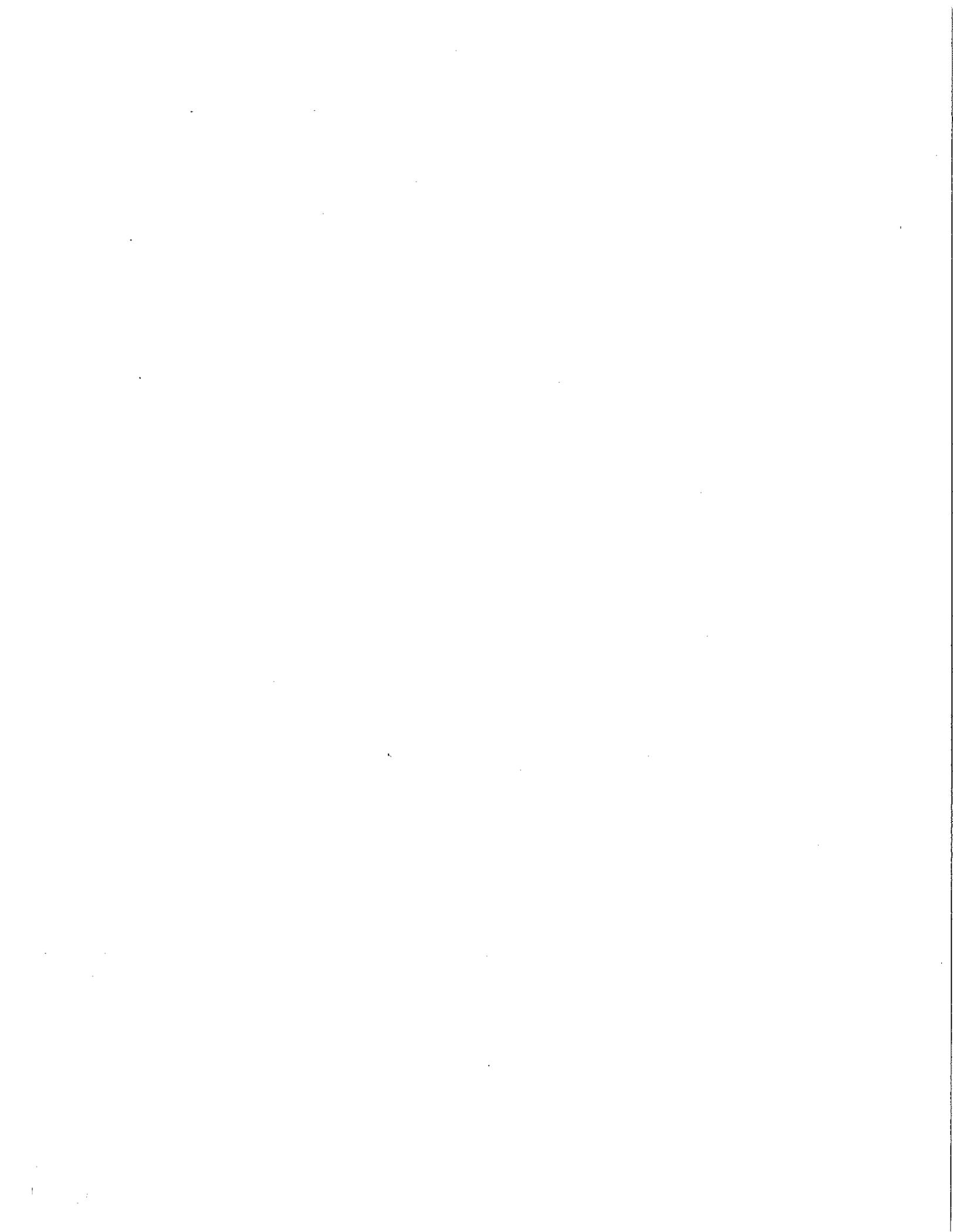
Property Owner #1
 Signature: _____
 Name: _____
 Address: _____
 Telephone: _____

Agent (Other than Applicant)
 Signature: _____
 Name: _____
 Address: _____
 Telephone: _____

Property Owner #2
 Signature: _____
 Name: _____
 Address: _____
 Telephone: _____

RECEIVED
 MAR 30 2011

AM
 PLANNING DEPARTMENT
 BY _____



OWNER:

SITE ADDRESS:

PARCEL NUMBER:

BODY OF WATER:
Lake Washington

LEGAL DESCRIPTION:

LOT A, CITY OF KIRKLAND SHORT PLAT NUMBER ACCORDING TO THE PLAT THEREOF RECORDED UNDER KING COUNTY AUDITOR'S FILE NUMBER TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH UNDER RECORDING NUMBER , IN KING COUNTY, WASHINGTON.

PROJECT DESCRIPTION:

Remove the existing solid concrete pier/breakwater (307sf). Install a new fully grated pier on steel piles(467sf). Remove the existing mooring pile, the existing boat rail system as well as (2) existing concrete blocks at the site.

A ground base boatlift will be installed and (2) side mount jet ski lifts will be installed.

Due to the existing solid concrete pier acting as a breakwater there has been an accumulation of rock/ gravel/ cobble mixture on the northeast inlet side behind the pier. Once the breakwater is removed that mixture is subject to migrate away from the site due to the distance away from the shoreline. This proposal would allow for moving that material back along the shoreline at the OHW mark prior to removing the concrete pier to allow for approximately 90 cubic yards of shoreline spawning mixture. The existing gravel/cobble mixture will be enhanced with additional spawning mixture.

The shoreline will also have the following habitat enhancements to allow for an improved ecological function of the shoreline and fish habitat:

- A) (4) root wad installations
- B) Installation of 2-3 man rock in misc. locations along the shoreline perimeter
- C) A full shoreline planting plan will be implemented along the length of the shoreline.

PURPOSE: Boat Moorage

NAME: .

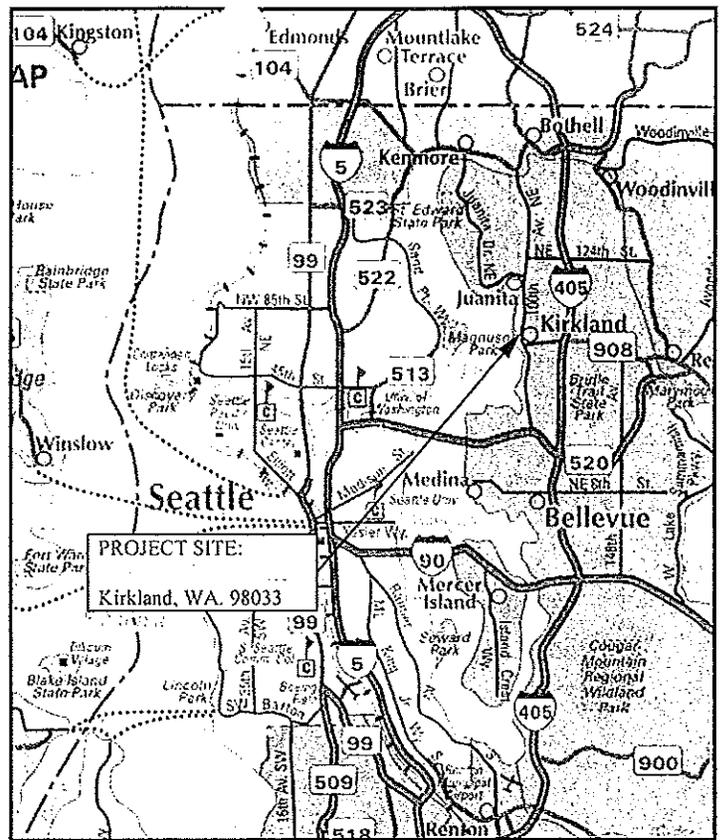
DATUM: 21.8' EST. By Corp of Engineers, 1919.

REFERENCE #:

ADJACENT PROPERTY OWNERS:

SITE LOCATION ADDRESS:

KIRKLAND WA 98033



RECEIVED

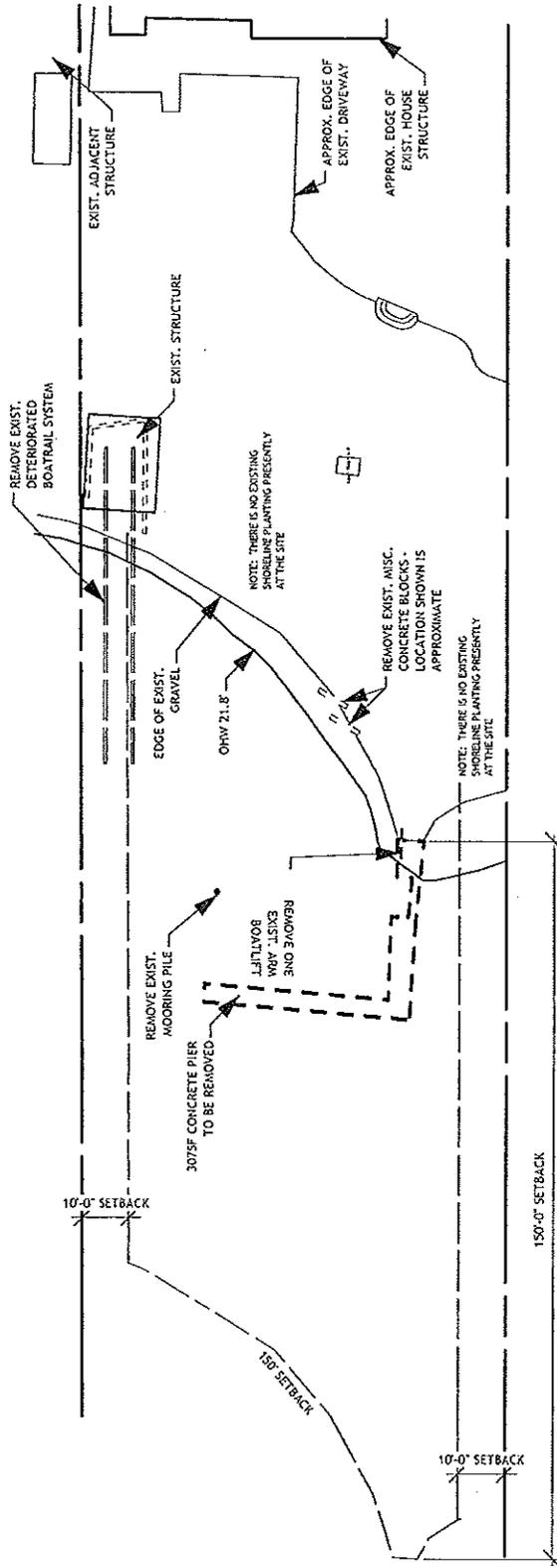
MAR 30 2011

AM PM
PLANNING DEPARTMENT
BY _____

PROPOSED: Pier & Shore
IN: Lake Washington
AT:
COUNTY: King STATE: WA

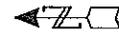
SHEET 1 of 10

DATE: 2/29/2011



EXISTING SITE PLAN & DEMOLITION PLAN

SCALE: 1" = 40'-0"



PROPOSED: Pier & Shore
 IN: Lake Washington
 AT:
 COUNTY: King STATE: WA

SHEET 2 of 10

DATE: 2/29/2011

GENERAL PLAN NOTES:
 1. NO MOORING PILES WILL BE INSTALLED AS PART OF THIS PROJECT.
 2. NO SAFETY RAILING WILL BE INSTALLED AS PART OF THIS PROJECT.
 3. CONTINUOUS SHORELINE MONITORING WILL OCCUR FOR A MINIMUM PERIOD OF 5 YEARS TO ALLOW FOR CORRECTIVE MAINTENANCE ACTIONS OF THE PIER AND HABITAT ENHANCEMENT. MAINTENANCE ACTIONS INCLUDE THE REPAIR AND REPLACEMENT OF SHORELINE SPANNING MIXTURE, THE ADDITIONAL PLACEMENT OF SHORELINE GRAVELS TO SUPPLEMENT ANY MATERIAL THAT ERODED AWAY.

ADJACENT PIER STRUCT. APPROX. 92'-7" TO NORTH
 10'-0" SETBACK
 130' SETBACK
 DUE TO THE EXISTING SOLID CONCRETE PIER ACTING AS A BREAKWATER ON THE NORTHEAST SIDE INLET BEHIND THE PIER. ONCE THE BREAKWATER IS REMOVED THAT MIXTURE IS SUBJECT TO MIGRATE AWAY FROM THE SITE. THIS PROPOSAL WOULD ALLOW FOR MOVING THAT MATERIAL BACK ALONG THE SHORELINE AT THE OHW MARK TO ALLOW FOR APPROXIMATELY 90 CUBIC YARDS OF SHORELINE SPANNING MIXTURE. THE EXISTING GRAVEL/COBBLE MIXTURE WILL BE ENHANCED WITH AN ADDITIONAL SPANNING MIXTURE.

INSTALL NEW 462SF FULLY GRATED PIER - 10 PILES (TOTAL OVER WATER COVERAGE 462SF +/-). NOTE: ALL GRATING WILL ALLOW FOR A MINIMUM 40% LIGHT TRANSMITTANCE

INSTALL TWO DOCK MOUNT BASED JET SKI LIFTS

INSTALL ONE GROUND BASED BOATLIFT

APPROX. EDGE OF SHORELINE
 GRAVEL/COBBLE MIXTURE
 OHW 18'-6"

3'-10 1/4"

63'-0"-1"

36'-0"

56'-0"

92'-0"

150'-0" SETBACK

PROPERTY LINE

APPROX. EDGE OF GRAVEL/COBBLE MIXTURE

9'-8" AHO

ADJACENT PIER STRUCT. APPROX. 83'-7" TO SOUTH
 10'-0" SETBACK

130' SETBACK

10'-0" SETBACK

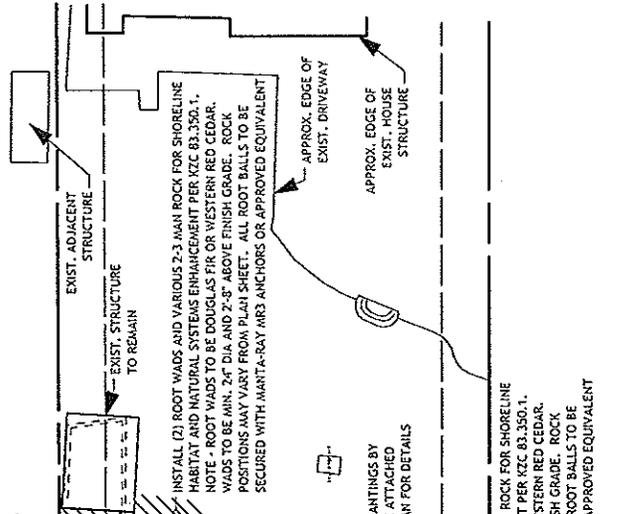
10'-0" SETBACK

18'-0"

5'-10 1/4"

ADJACENT PIER STRUCT. APPROX. 83'-7" TO SOUTH

10'-0" SETBACK



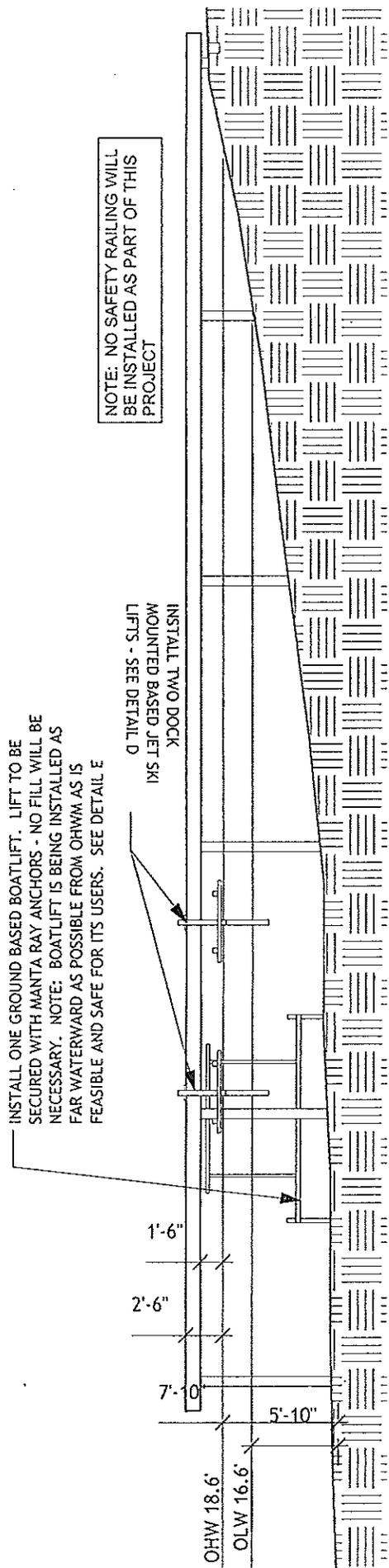
INSTALL (2) ROOT WADS AND VARIOUS 2-3 MAN ROCK FOR SHORELINE HABITAT AND NATURAL SYSTEMS ENHANCEMENT PER KZC 83.350.1.
 NOTE - ROOT WADS TO BE DOUGLAS FIR OR WESTERN RED CEDAR.
 WADS TO BE MIN. 2'-0" DIA AND 2'-0" ABOVE FINISH GRADE. ROCK POSITIONS MAY VARY FROM PLAN SHEET. ALL ROOT BALLS TO BE SECURED WITH MARTA-RAY MR3 ANCHORS OR APPROVED EQUIVALENT

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 NOTE - ROOT WADS TO BE DOUGLAS FIR OR WESTERN RED CEDAR.
 WADS TO BE MIN. 2'-0" DIA AND 2'-0" ABOVE FINISH GRADE. ROCK POSITIONS MAY VARY FROM PLAN SHEET. ALL ROOT BALLS TO BE SECURED WITH MARTA-RAY MR3 ANCHORS OR APPROVED EQUIVALENT

NEW PIER & SHORELINE HABITAT ENHANCEMENT PLAN

SCALE: 1" = 40'-0"

PROPOSED: Pier & Shore
 IN: Lake Washington
 AT:
 COUNTY: King STATE: WA



NOTE: DEPTHS BASED ON DIVE PERFORMED ON 1/13/2011

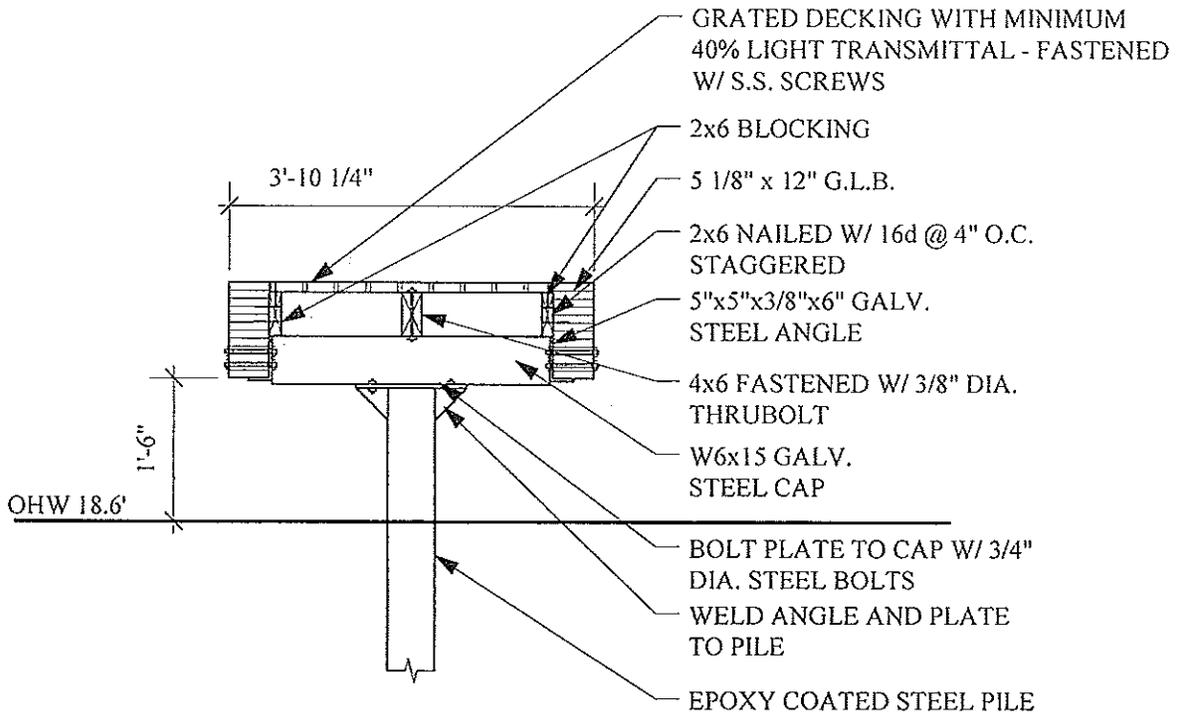
PIER ELEVATION

SCALE: 3/32" = 1'-0"

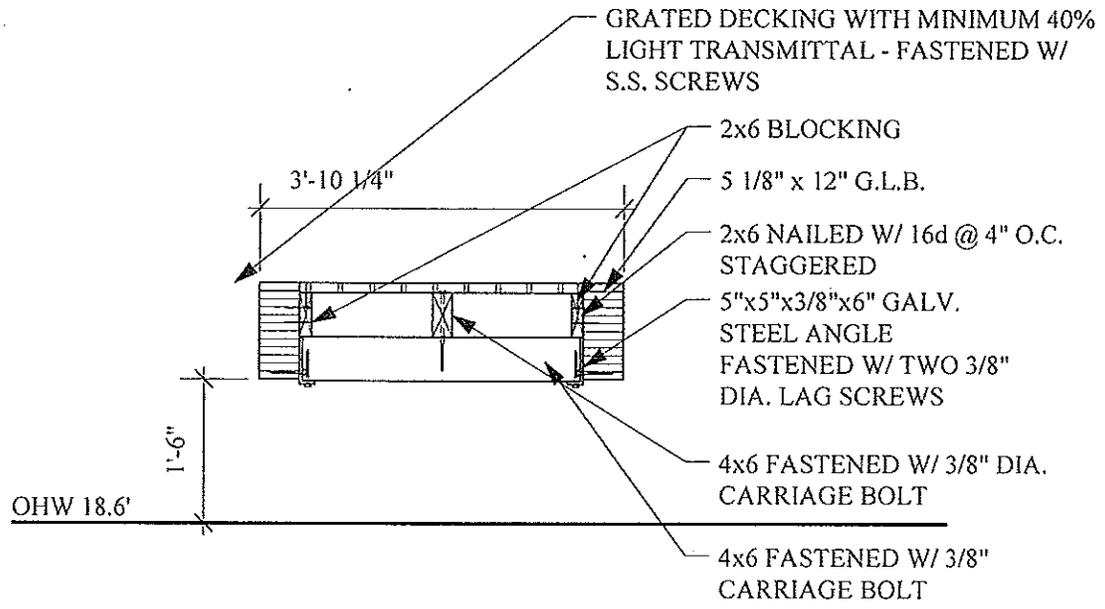
PROPOSED: Pier & Shore
 IN: Lake Washington
 AT:
 COUNTY: King STATE: WA

SHEET 5 of 10

DATE: 2/29/2011

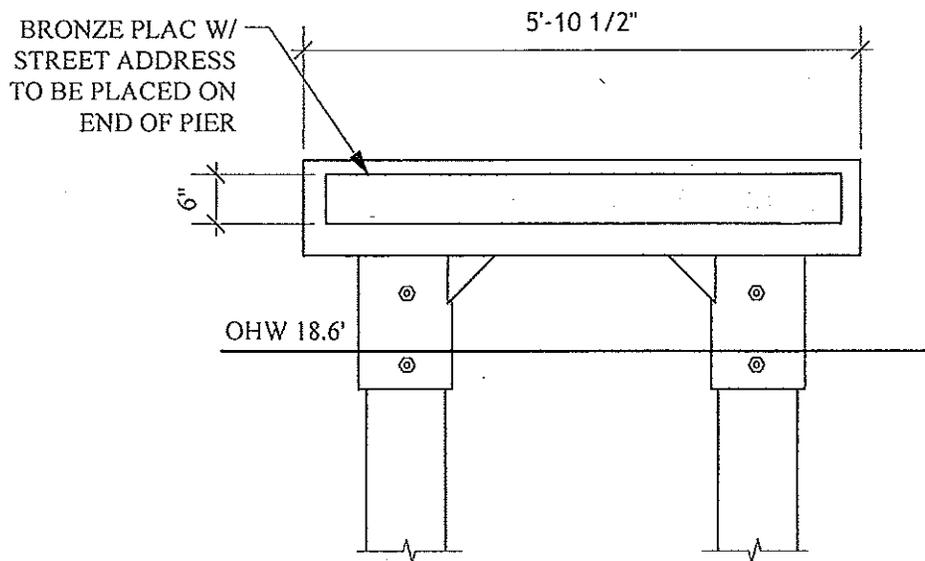


B-B PILE CAP SECTION
 SCALE 1/2" = 1'-0"



C-C MIDSPAN SECTION
 SCALE 1/2" = 1'-0"

PROPOSED: Pier & Shore
 IN: Lake Washington
 AT:
 COUNTY: King STATE: WA



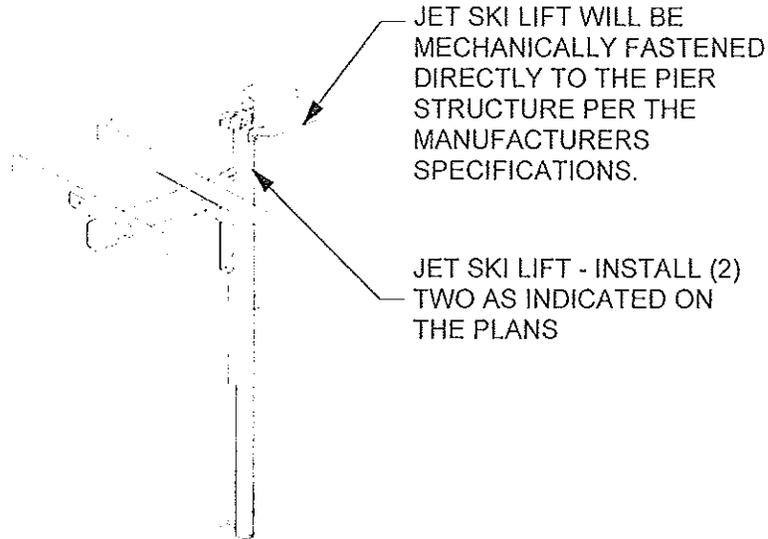
ELEVATION C - ADDRESS PLATE DETAIL

SCALE 1/2" = 1'-0"

PROPOSED: Pier & Shore
 IN: Lake Washington
 AT:
 COUNTY: King STATE: WA

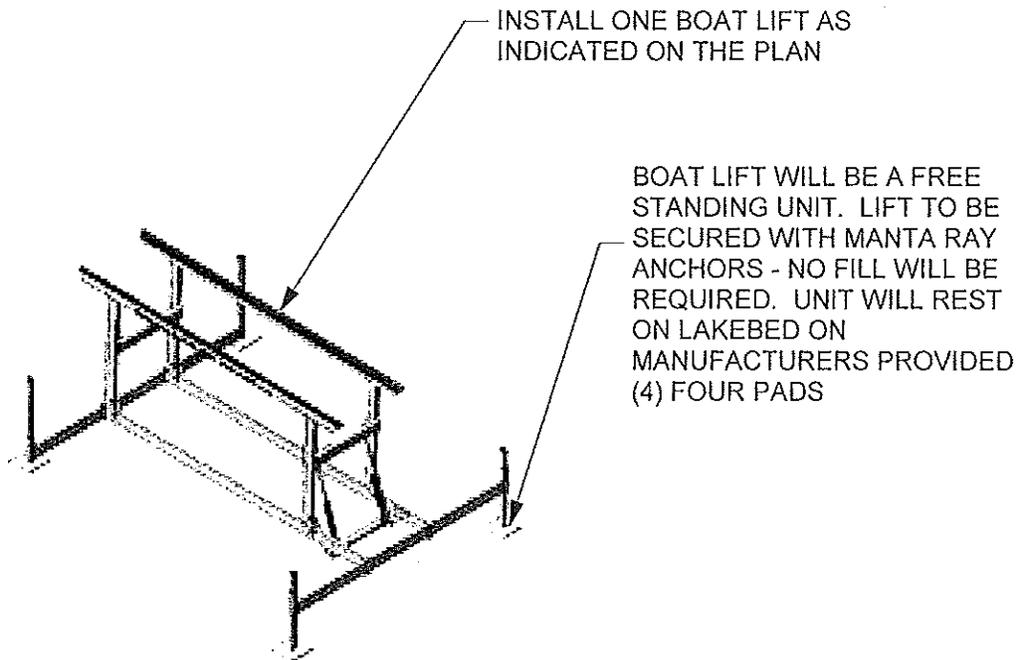
SHEET 7 of 10

DATE: 2/29/2011



SIDE MOUNT JET SKI LIFT DETAIL - D

NO SCALE



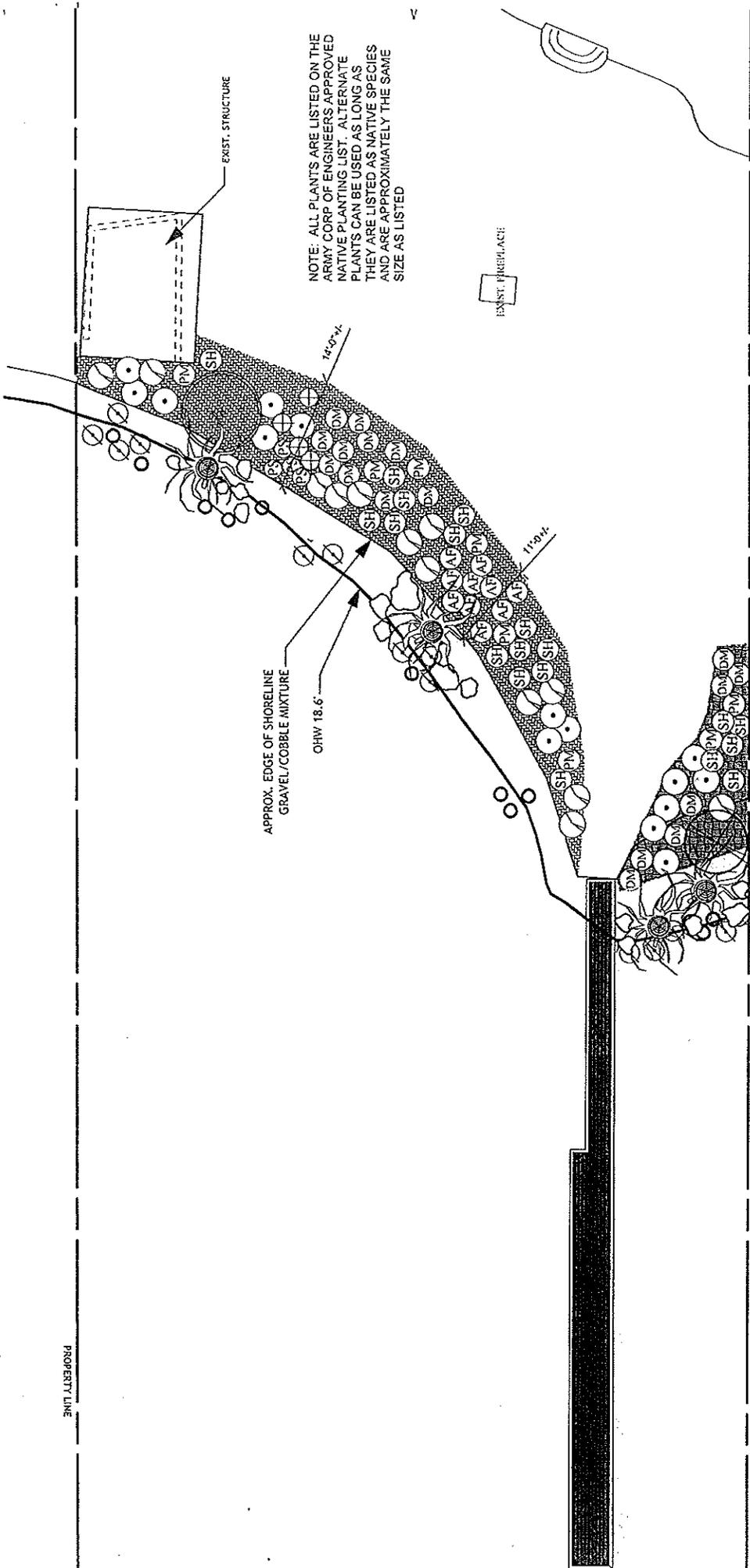
GROUND BASED BOATLIFT DETAIL - E

NO SCALE

PROPOSED: Pier & Shore
 IN: Lake Washington
 AT:
 COUNTY: King STATE: WA

SHEET 8 of 10

DATE: 2/29/2011



NOTE: ALL PLANTS ARE LISTED ON THE ARMY CORP OF ENGINEERS APPROVED NATIVE PLANTING LIST. ALTERNATE PLANTS CAN BE USED AS LONG AS THEY ARE LISTED AS NATIVE SPECIES AND ARE APPROXIMATELY THE SAME SIZE AS LISTED

PROPOSED SHORELINE HABITAT ENHANCEMENT LANDSCAPE PLAN

SCALE: 1" = 20'-0"

PROPOSED: Pier & Shore
 IN: Lake Washington
 AT:
 COUNTY: King STATE: WA

SHEET 9 of 10

DATE: 2/29/2011

PROPERTY LINE

PROPERTY LINE

SHORELINE PLANTINGS

SYMBOL TREES

	PINUS CONTORTA (SHORE PINE)	1.5" CAL CONTAINER	1	WELL BRANCHED
	BETULA PAPIRIFERA (PAPER BIRCH)	1.5" CAL CONTAINER	1	WELL BRANCHED

SHRUBS

	RIBES SANGUINEUM (RED FLOWERING CURRANT)	2 GAL.	13	ALL SHRUBS FULL & WELL BRANCHED
	HOLODISCUS DISCOLOR (OCEANSPRAY)	2 GAL.	15	
	SYMPHORICARPOS ALBUS (SNOWBERRY)	2 GAL.	4	

PERENNIALS & FERNS

	PENSTEMON SERULATUS (COAST PENSTEMON)	1 GAL.	4	ALL PERENNIALS FULL
	DELPHINIUM MENZIESI (MENZIES LARKSPUR)	1 GAL.	17	
	AQUILEGIA FORMOSA (RED COLUMBINE)	1 GAL.	10	
	SIDALCEA HENDERSONII (HENDERSONS MALLOW)	1 GAL.	19	
	POLYSTICHUM MUNITUM (SWORD FERN)	1 GAL.	8	

GROUND COVER

	FRAGARIA CHILOENSIS (BEACH STRAWBERRY)	4" POTS	20	
	ARCTOSTAPHYLOS UVA-URSI (KINIKINNICK)	4" POTS	105 (F.V.)	

EMERGENTS

	SMALL FRUITED BULRUSH	2 GAL.	15	
	SALIX SITCHENSIS (SITKA WILLOW)	1 GAL.	16	
	SCIRPUS ACUTUS (HARDSTEM BULRUSH)	10 CU. IN. POTS	25	12" O.C.

NATIVE LANDSCAPE SCHEDULE

NO SCALE

PROPOSED: Pier & Shore
 IN: Lake Washington
 AT:
 COUNTY: King STATE: WA

SHEET 10 of 10

DATE: 2/29/2011



CITY OF KIRKLAND
PLANNING & COMMUNITY DEVELOPMENT
123 5th Avenue, Kirkland, WA 98033
425.587.3225 www.ci.kirkland.wa.us

PUBLIC NOTICE SIGNS
READ COMPLETELY AND CAREFULLY

Most zoning, subdivision, short subdivision, substantial development permit, and street, alley and easement vacation applications require that the applicant erect a public notice sign(s) on or near the subject property. The following permits **do not** require a sign:

- a) Administrative Design Review, or
- b) Master Sign Plans.

For all zoning, subdivision, and shoreline permit applications, the sign(s) must be erected before a determination of completeness can be issued.

Failure to have the sign(s) in place by the deadline time will result in a delay of permit processing and additional charges to re-notice the application.

POSTING THE SIGN

1. Your Planner will help you determine the number of signs required and where to place them. See the back of this page for specific details concerning your project's Public Notice Sign.

Number of Signs Required: 1

Placement of signs: see attached for suggestions

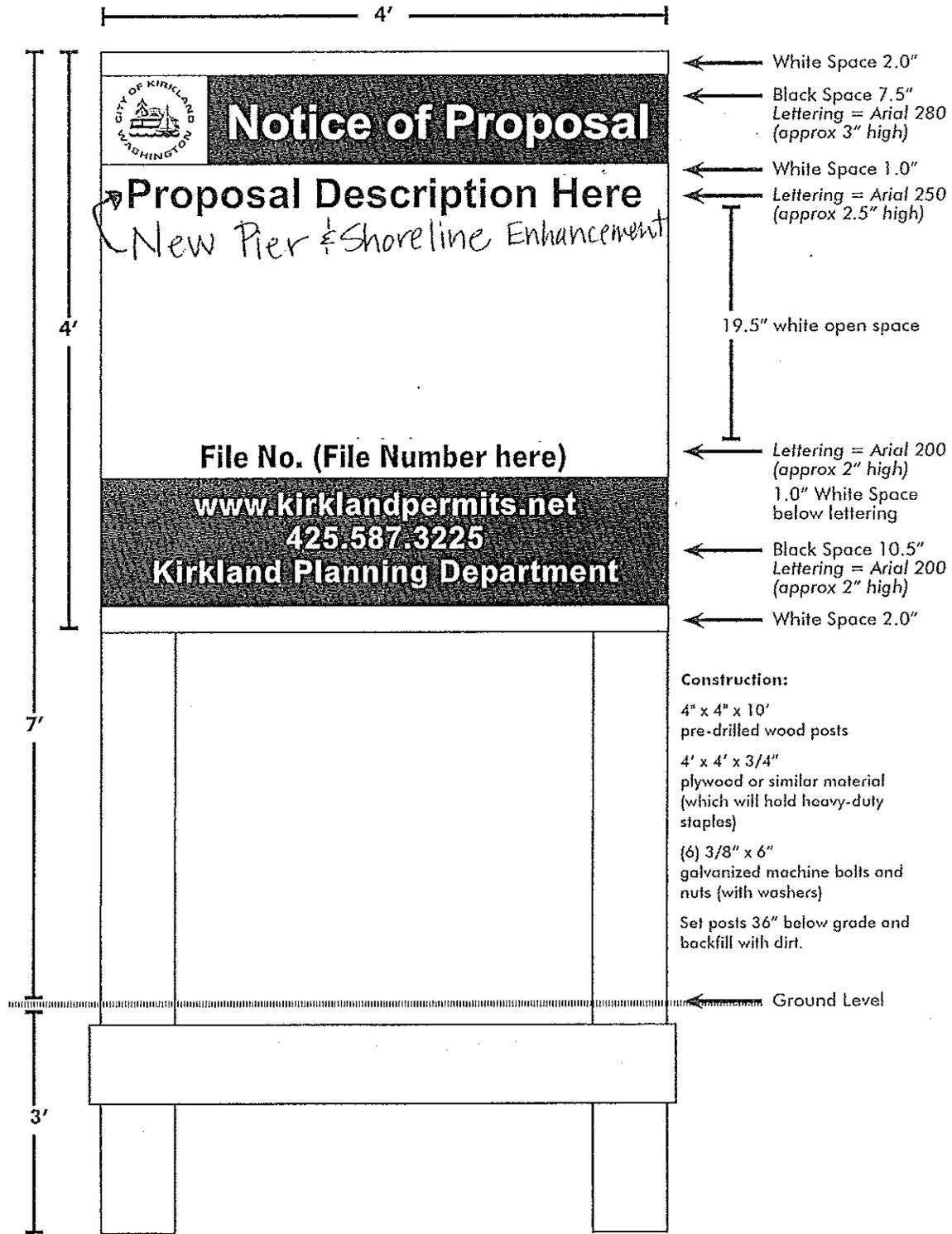
2. Obtain the appropriate number of public notice signs, designed according to the size and specifications shown on the reverse side.
3. Erect the sign(s) by solidly setting the posts 36 inches into the ground. The sign(s) must be placed in a location clearly visible and accessible from the adjacent right(s)-of-way.
4. On the same day that the sign(s) is erected, contact the planner assigned to your project to approve the location of the sign(s), or call (425) 587-3225.
5. The signs shall remain in place until you have received written authorization from the Planning Department.

REMOVING SIGN AFTER THE FINAL DECISION ON THE APPLICATION

Remove the sign(s) from the site within seven (7) calendar days after receiving written authorization from the Planning Department.

City of Kirkland Public Notice Sign Specifications

Information for Sign Companies : A full-size digital file is available to produce the sign.
Call the Planning Department at 425.587.3225.



- ← White Space 2.0"
- ← Black Space 7.5"
Lettering = Arial 280
(approx 3" high)
- ← White Space 1.0"
- ← Lettering = Arial 250
(approx 2.5" high)
- 19.5" white open space
- ← Lettering = Arial 200
(approx 2" high)
1.0" White Space
below lettering
- ← Black Space 10.5"
Lettering = Arial 200
(approx 2" high)
- ← White Space 2.0"

Construction:
 4" x 4" x 10'
 pre-drilled wood posts
 4' x 4' x 3/4"
 plywood or similar material
 (which will hold heavy-duty
 staples)
 (6) 3/8" x 6"
 galvanized machine bolts and
 nuts (with washers)
 Set posts 36" below grade and
 backfill with dirt.

← Ground Level



CITY OF KIRKLAND
123 FIFTH AVENUE, KIRKLAND, WASHINGTON 98033-6189 (425) 587-3800

PERMIT NO. :

PRINT DATE: 3/29/2011

PUBLIC WORKS DEPARTMENT CONDITIONS AS FOLLOWS:

1) PUBLIC WORKS CONDITIONS:

A public sewer main crosses this property in the north/south direction approximately 75 ft west of the existing home. The sewer main and the easement is not shown on the submitted property survey. The sewer main and easement shall be shown on the survey and site plan when the building permit for the project is submitted. If an easement for the sewer does not exist, one shall be granted prior to issuance of any building permit.

The contractor(s) conducting the project shall take care when working on and around the sewer main and will be responsible for any damage to the sewer main caused by them or their equipment.

sent to applicant via email
3/30/11 SML

Note: no comments as of 3/30/11 from
Fire or BLD