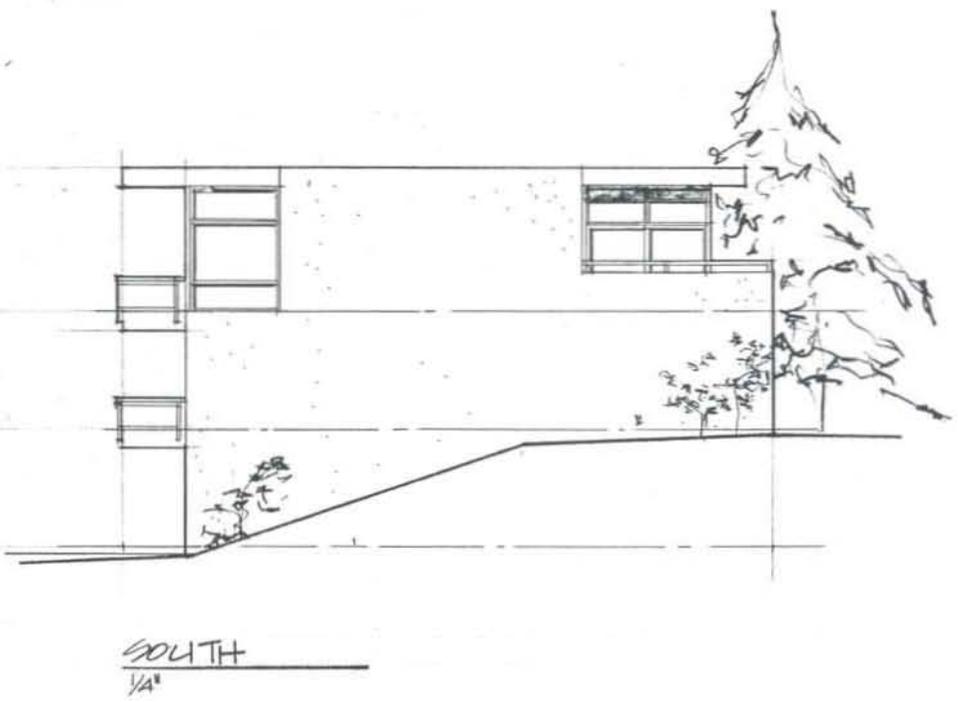
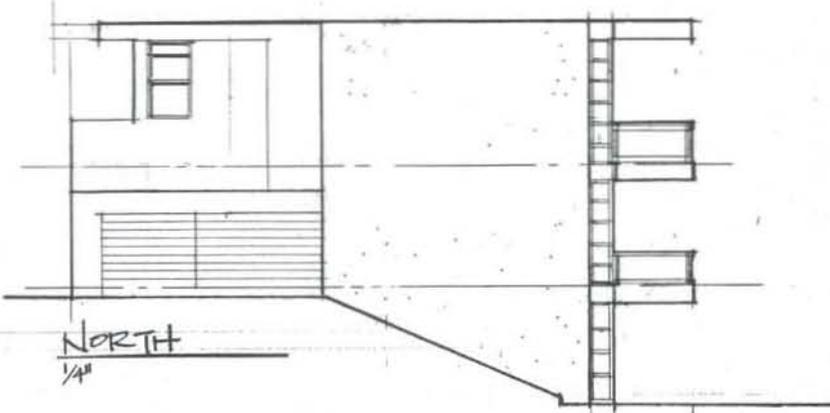


11-9-07

FEET SOUTH, LOT 1

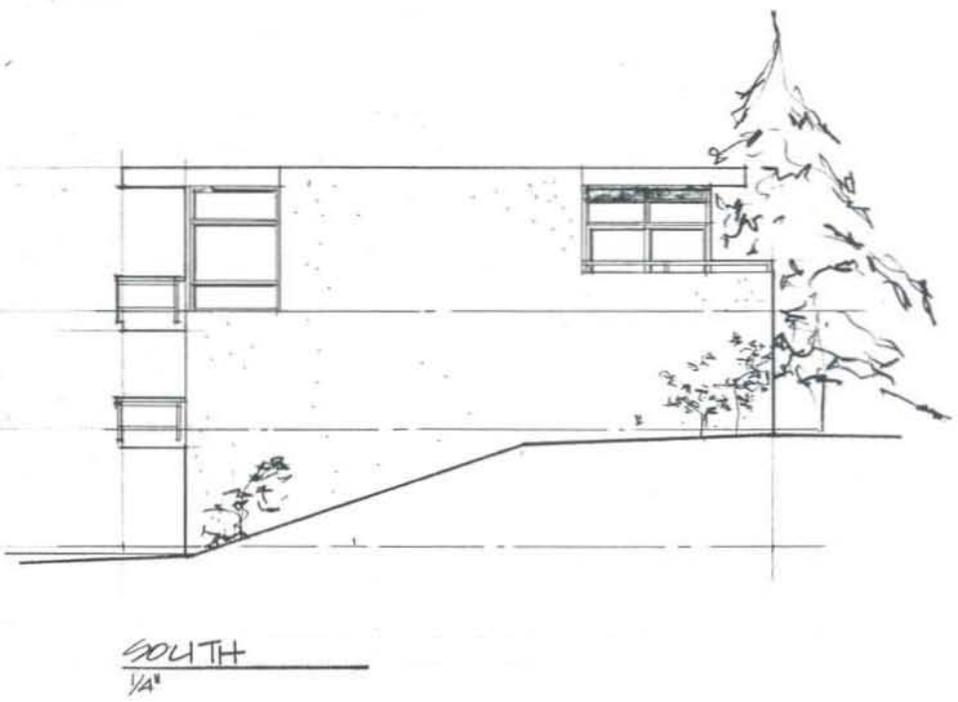
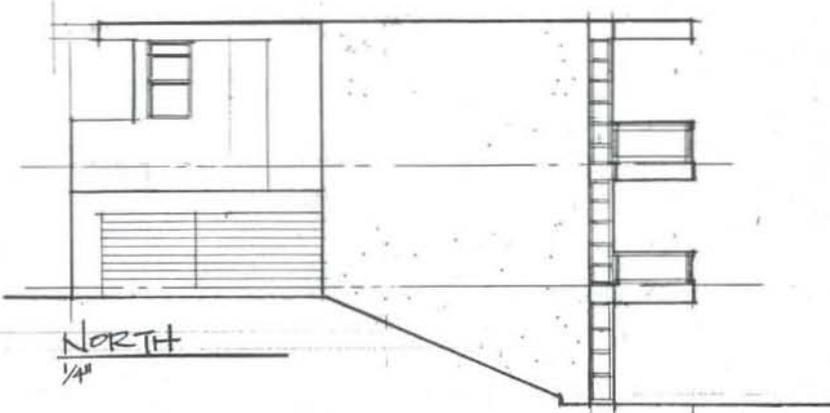
ATTACHMENT 2e
SPL07-00008



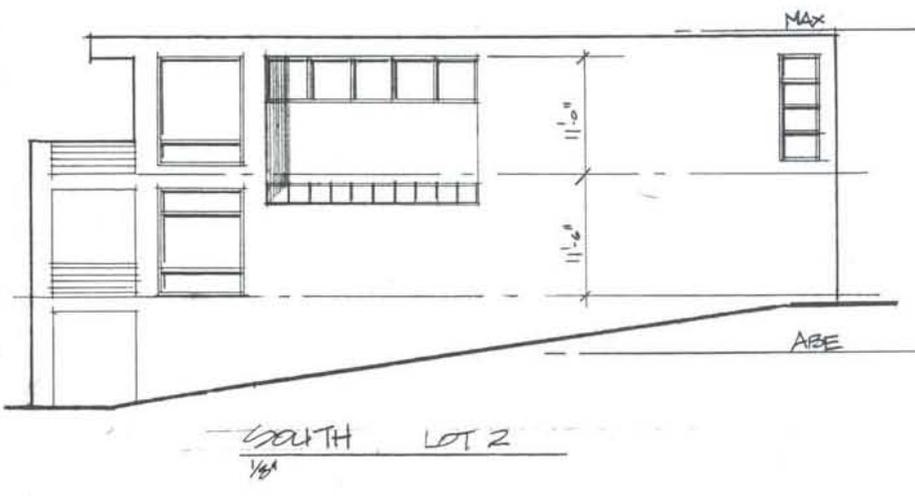
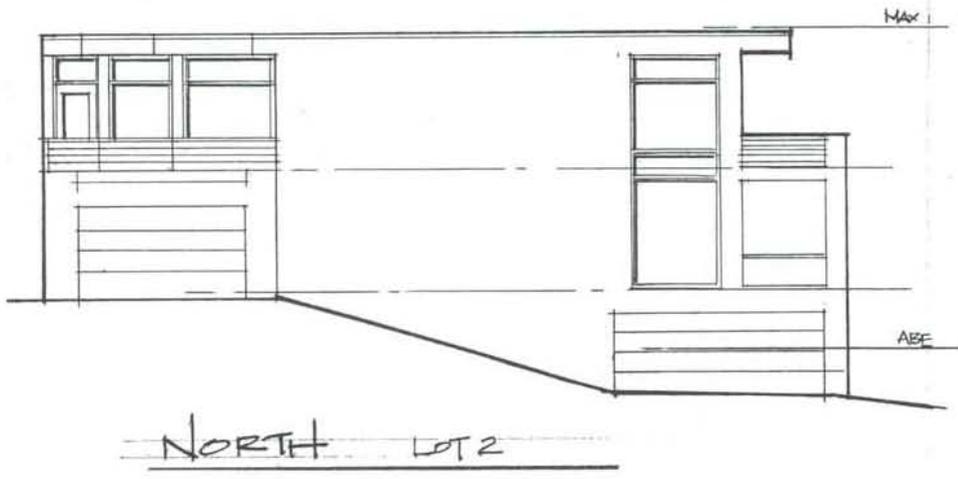
11-9-07

FEET SOUTH, LOT 1

ATTACHMENT 2e
SPL07-00008



11-9-07





CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

DEVELOPMENT STANDARDS LIST

File: SPL07-00008, SHR07-00001, ZON07-00004 McLeod Short Plat and Variance

PLANNING DEPARTMENT REQUIREMENTS

SUBDIVISION STANDARDS

22.28.190 Subdivisions on the Shoreline. Subdivisions adjacent to Lake Washington must comply with the provisions of Kirkland's Shoreline Master Program regarding open space and public access along the waterfront.

22.28.210 Significant Trees. The applicant shall design the plat so as to comply with the tree management requirements set forth in Chapter 95 of the Kirkland Zoning Code. The Planning Official is authorized to require site plan alterations to retain Type 1 trees. The applicant shall retain all viable trees at the short plat approval stage and all viable trees with the required Land Surface Modification Permit, except for those trees needed to be removed for installation of the plat infrastructure improvements. The applicant shall also retain all viable trees during the development of each single family lot except for those trees required to be removed for the construction of the house and other associated site improvements. A Tree Plan III was submitted with the short plat. There are seven significant trees on the site. A minimum of 9 tree credits are required for the subject site. If at any stage of development, tree retention on the site falls below the minimum required tree density, replanting shall be required per KZC Section 95.35.

22.32.010 Utility System Improvements. All utility system improvements must be designed and installed in accordance with all standards of the applicable serving utility.

22.32.030 Stormwater Control System. The applicant shall comply with the construction phase and permanent stormwater control requirements of the Municipal Code.

22.32.050 Transmission Line Undergrounding. The applicant shall comply with the utility lines and appurtenances requirements of the Zoning Code.

22.32.060 Utility Easements. Except in unusual circumstances, easements for utilities should be at least ten feet in width.

Prior to Recording:

22.16.030 Final Plat - Lot Corners. The exterior plat boundary, and all interior lot corners shall be set by a registered land surveyor.

22.20.362 Short Plat - Title Report. The applicant shall submit a title company certification which is not more than 30 calendar days old verifying ownership of the subject property on the date that the property owner(s) (as indicated in the report) sign(s) the short plat documents; containing a legal description of the entire parcel to be subdivided; describing any easements or restrictions affecting the property with a description, purpose and reference by auditor's file number and/or recording number; any encumbrances on the property; and any delinquent taxes or assessments on the property.

22.20.366 Short Plat - Lot Corners. The exterior short plat boundary and all interior lot corners shall be set by

a registered land surveyor. If the applicant submits a bond for construction of short plat improvements and installation of permanent interior lot corners, the City may allow installation of temporary interior lot corners until the short plat improvements are completed.

22.20.390 Short Plat - Improvements. The owner shall complete or bond all required right-of-way, easement, utility and other similar improvements.

22.32.020 Water System. The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.

22.32.040 Sanitary Sewer System. The developer shall install a sanitary sewer system to serve each lot created.

22.32.080 Performance Bonds. In lieu of installing all required improvements and components as part of a plat or short plat, the applicant may propose to post a bond, or submit evidence that an adequate security device has been submitted and accepted by the service provider (City of Kirkland and/or Northshore Utility District), for a period of one year to ensure completion of these requirements within one year of plat/short plat approval.

Prior to occupancy:

22.32.020 Water System. The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.

22.32.040 Sanitary Sewer System. The developer shall install a sanitary sewer system to serve each lot created.

22.32.090 Maintenance Bonds. A two-year maintenance bond may be required for any of the improvements or landscaping installed or maintained under this title.

SHORELINE MASTER PROGRAM STANDARDS

24.05.145 View Corridor. For properties lying waterward of Lake Street South a minimum view corridor of 30% of the average parcel width, in one continuous piece, must be maintained.

WAC173-27-190 Substantial Development, Conditional Use, or Variance Permits. Construction pursuant to a substantial development, conditional use, or variance permit shall not begin and is not authorized until 21 days from the date of filing, or until all review proceedings initiated within 20 days from the date of filing have been terminated, except as provided in RCW90.58.140(5)(a) & (b).

ZONING CODE STANDARDS

95.50.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City.

95.45 Tree Installation Standards. All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

95.52 Prohibited Vegetation. Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

105.20 Required Parking. Two parking spaces are required for each detached dwelling unit.

105.47 Required Parking Pad. Except for garages accessed from an alley, garages serving detached dwelling units in low density zones shall provide a minimum 20-foot by 20-foot parking pad between the garage and the

access easement, tract, or right-of-way providing access to the garage.

110.60.5 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

115.40 Fence Location. Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.

115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

115.115.3.g Rockerries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

115.115.3.p HVAC and Similar Equipment: These may be placed no closer than five feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

115.115.5.a Driveway Width and Setbacks. For a detached dwelling unit, a driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall be separated from other hard surfaced areas located in the front yard by a 5-foot wide landscape strip. Driveways shall not be closer than 5 feet to any side property line unless certain standards are met.

115.135 Sight Distance at Intersection. Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

150.22.2 Public Notice Signs. Within seven (7) calendar days after the end of the 21-day period following the City's final decision on the permit, the applicant shall remove all public notice signs.

Prior to issuance of a grading or building permit:

95.35.2.b.(3)(b)i Tree Protection Techniques. A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

95.35.6 Tree Protection. Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities. Protection measures for trees to be retained shall include (1) placing no construction material or equipment within the protected area of any tree to be retained; (2) providing a visible temporary protective chain link fence at least 4 feet in height around the protected area of retained trees or groups of trees until the Planning Official authorizes their removal; (3) installing visible signs spaced no further apart than 15 feet along the protective fence stating "Tree Protection Area, Entrance Prohibited" with the City code enforcement phone number; (4) prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional; and (5) ensuring that approved landscaping in a protected zone shall be done with light machinery or by hand.

Prior to occupancy:

95.40 Bonds. The City may require a maintenance agreement or bond to ensure compliance with any aspect of the Landscaping chapter.

95.50.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City

95.50.2.b Tree Maintenance. For detached dwelling units, the applicant shall submit a 5-year tree maintenance agreement to the Planning Department to maintain all pre-existing trees designated for preservation and any supplemental trees required to be planted.

110.75 Bonds. The City may require or permit a bond to ensure compliance with any of the requirements of the Required Public Improvements chapter.

FIRE DEPARTMENT CONDITIONS

Available fire flow in the area is approximately 9,400 gpm which is adequate for development. Per Kirkland Municipal Code, all new buildings which are 5,000 gross square feet or larger require fire sprinklers. This requirement also applies to new single family homes; the garage is included in the gross square footage. (This comment is included in the short plat conditions for informational purposes only.)

You can review your permit status and conditions at www.kirklandpermits.net

PUBLIC WORKS CONDITIONS

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site at www.ci.kirkland.wa.us.

2. This project will be subject to Public Works Permit and Connection Fees. At the pre-application stage, the fees can only be estimated. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The fees can also be review the City of Kirkland web site at www.ci.kirkland.wa.us. The applicant should anticipate the following fees:
 - Water and Sewer connection Fees (paid with the issuance of a Building Permit)
 - Side Sewer Inspection Fee (paid with the issuance of a Building Permit)
 - Water Meter Fee (paid with the issuance of a Building Permit)
 - Right-of-way Fee
 - Review and Inspection Fee (for utilities and street improvements).
3. This project is exempt from concurrency review.
4. Building Permits associated with this proposed project will be subject to the traffic impact fees per Chapter 27.04 of the Kirkland Municipal Code. Any existing buildings within this project which are demolished will receive a Traffic Impact Fee credit.
5. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy titled ENGINEERING PLAN REQUIREMENTS. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.
6. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.
7. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).
8. A completeness check meeting is required prior to submittal of any Building Permit applications.

Sanitary Sewer Conditions:

1. The existing sanitary sewer main within the public right-of-way along the front of the property is adequate to serve the proposed project.
2. Provide a 6-inch minimum side sewer stub to each home; the existing stub may be utilized but the condition and size of the pipe must verified with a video inspection. If the condition or size of the pipe is determined to be inadequate by the PW Inspector, the stub shall be replaced.

Water System Conditions:

1. The existing water main in the public right-of-way along the front of the subject property is adequate to serve this proposed development.
2. Provide a separate 1" minimum water service from the water main to the meter for each house; City of Kirkland will set the water meter. The existing water service(s) may be used provided that it is in the right location, is not galvanized, and is sized adequately to serve the building (per the Plumbing Code).
3. Provide fire hydrants per the Fire Departments requirements.

Surface Water Conditions:

1. Provide temporary and permanent storm water control per the 1998 King County Surface Water Design Manual. Contact City of Kirkland Surface Water Staff at (425) 587-3800 for help in determining drainage review requirements. In this case, direct discharge to the lake is applicable.
2. Provide an erosion control plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 1998 King County Surface Water Design Manual.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts Lake Street (an Arterial type street). Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:
 - a. Replace and cracked curb and gutter.

- b. Remove the existing sidewalk and install a new 10 ft wide sidewalk with street trees in tree grates 30 ft. on-center. Low growing tree species shall be used. The sidewalk may be narrowed to less than 10 ft where necessary to save significant trees.
 - c. Dedicate right-of-way as necessary to encompass the new sidewalk.
 2. A 2-inch asphalt street overlay will be required where more than three utility trench crossings occur with 150 lineal ft. of street length or where utility trenches parallel the street centerline. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.
 3. The driveway for each lot shall be long enough so that parked cars do not extend into the access easement or right-of-way (20 ft. min.)
 4. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project associated street or utility improvements.
 5. Underground all new and existing on-site utility lines and overhead transmission lines.

BUILDING DEPARTMENT CONDITIONS

Prior to issuance of Building, Demolition or Landsurface Modification permit applicant must submit a proposed rat baiting program for review and approval. Kirkland Municipal Ordinance 9.04.050

Building permits must comply with the International Building, Residential and Mechanical Codes and the Uniform Plumbing Code as adopted and amended by the State of Washington and the City of Kirkland. Structure must comply with Washington State Energy Code; and the Washington State Ventilation and Indoor Air Quality Code.

Structures must be designed for seismic zone III, wind speed of 80 miles per hour and exposure C.

Plumbing meter and service line shall be sized in accordance with the 2003 UPC

Prior to recording of the short plat, the existing carport structure must be removed due to its proximity to proposed lot lines.

Geotechnical report required to address development activity. Report must be prepared by a Washington State licensed Professional Engineer. Recommendations contained within the report shall be incorporated into the design of the Short Plat and subsequent structures.

Demolition permit required for removal of existing structures, if applicable. (If desired, the applicant has the option of combining demolition activity with a building permit.)

Jon Regala

From: Glenn Peterson [glenn.peterson@comcast.net]
Sent: Saturday, March 31, 2007 7:57 PM
To: Jon Regala
Cc: sandy.peterson@comcast.net
Subject: FW: SPL07-00008
Follow Up Flag: Follow up
Flag Status: Red

Jon-

We would like to comment on the McLeod Short Plat Application (SPL07-00008). We live in the condominium immediately north of the subject property, and our own unit is the nearest to the property line. If approved as filed, this development will have a negative impact on our property.

The current multifamily building on the McLeod parcel is too close to the property line per current codes, touching the line at one point, and there are other nonconformities as well. The proposal would not correct any of these deviations, and the requested variances would only add more irregularities.

We are anxious to hear more specific information regarding the proposal. Please keep us informed. E-mail is the preferred way to reach us.

Thank you,
Sandy Peterson
Sandy.peterson@comcast.net
Glenn Peterson
Gcp22@cornell.edu
319 Lake Street South
Kirkland, WA 98033

City of Kirkland

April 30, 2007

Re: file # SPL07-00008



We have no objection to subdividing the plat. We do have concerns about the development of the property. There are existing non-conforming elements extending over the lake and that prohibit a walkway. It would be great to bring these areas into conformance and extend the walkway through both plats.

Any new buildings should conform to height and setback requirements as much as possible to meet the development goals and the neighbors concerns.

Miles + Jan Peter
213 Lake St S
Kirkland WA 98033
425-822-5656

Jon Regala

From: mmitchell@und-alum.org
Sent: Friday, March 30, 2007 5:31 PM
To: Jon Regala
Subject: RE: Comments SPL07-00008

Follow Up Flag: Follow up
Flag Status: Red

Jon:

Thank you for taking the time to talk to me today on the phone. I better understand the nature of the variance request. Thank you also for providing the additional information. I have reviewed it and maintain our original position.

We object to granting a variance to the view corridor. We must maintain the ability for the public to enjoy the Lake Washington views from the much used walking corridor along Lake Street and Lake Washington Blvd. We do not have a problem with granting the set back variance but we do strongly oppose the view corridor variance request.

Also as we discussed, there is no request for a variance to the height restriction of 30 feet. We would not support a request for variance of height restrictions.

Thank you again for your time and we are glad that we have the ability to provide our opinion to this matter. We respectfully hope that the City Hearing Examiner will NOT grant the request for variance.

Sincerely,

Marvin and Mary Mitchell
 311 2nd Street S #201
 Kirkland, WA 98033

----- Original Message Follows -----

From: "Jon Regala" <JRegala@ci.kirkland.wa.us>
To: <mmitchell@und-alum.org>
Subject: RE: Comments SPL07-00008
Date: Fri, 30 Mar 2007 16:34:09 -0700

>Hi Mary,

>You can view the drawings by clicking on the link below...and scroll
 >down to the bottom of the page to find the pdf's.

>
 >http://www.kirklandpermits.net/tm_bin/tmw_cmd.pl?tmw_cmd=StatusViewCase
 >&
 >shl_caseno=SPL07-00008

>
 >-Jon

>
 >-----Original Message-----

>**From:** mmitchell@und-alum.org
 >[mailto:mmitchell@und-alum.org] **Sent:** Thursday, March 29,
 >2007 5:25 PM **To:** Jon Regala
 >**Subject:** Comments SPL07-00008

>
 >Jon:

>
 >I left you a voice mail today as well. I wish to object to the request
 >for view corridor Variance. We live directly across the street from
 >the subject property at 405 Lake Street South. We object to any
 >building with heights exceeding the building heights that are currently
 >on the property. If additional building height were to be allowed,
 >our property values and views would be detrimentally affected. We do

>not object to the dock improvements or splitting the property into two
>plots. What we object to is any increase in heights of existing
>structures.

>
>I wish to discuss this further with you. Please call me at
>425-828-0974 or 206-618-3255.

>
>Sincerely,

>
>
>
>
>Mary and Marvin Mitchell
>311 2nd Street S #201
>Kirkland, WA 98033

OF KIRKLAND

123 FIFTH AVENUE | KIRKLAND, WASHINGTON 98033-6189 | (206) 828-1257

**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Eric R. Shields, Planning Director

From: Désirée Goble, Planner

Date: May 20, 2008

Subject: SEPA ADDENDUM FOR A BUILDING PERMIT AT 405 LAKE STREET SOUTH, KIRKLAND, WASHINGTON

Background Information

On July 17, 2007, the City of Kirkland Planning Department issued a shoreline permit for the demolition of an existing dock, boat house, carports, storage shed all located in the high waterline setback yard and the construction of a new dock for a multi-family residential complex located at 405 Lake Street South. A Determination of Non-significance was issued on May 25, 2007 for this work. The related building permits have been issued but work has not started. An application for a short plat, zoning and shoreline variance is currently in process.

SEPA Compliance

The City published a DNS on May 25, 2007. This DNS covered work occurring within Lake Washington and within the high waterline of Lake Washington. While additional work is proposed, all of the proposed work is east of the high waterline yard. The proposal will eliminate 11 dwelling units and two additional structures with non-conforming density and setbacks will be demolished. The current proposal will create two lots to be improved with one dwelling unit on each lot. The new proposal does not include any work west of the high waterline yard and is not expected to have any environmental impacts different from the original proposal. A Declaration of Nonsignificance was issued for the dock on May 25, 2007. No comments or appeal were received on this DNS.

WAC 197-11-600 outlines four methods by which an agency can use existing environmental documents to satisfy SEPA requirements. An addendum is appropriate when the impacts of the new proposal are the same general types as those identified in the prior document, and when the new analysis does not substantially change the analysis of significant impacts and alternatives in the prior environmental document (WAC 197-11-600(4)(c) -625, and -706. In this case, I propose that the City issue an addendum to the environmental checklist and Determination of Nonsignificance for the original proposal (see Attachments 2 & 3) to satisfy the SEPA requirements for the permit application.

Attachments:

1. Site Plan
2. Determination of Nonsignificance dated May 25, 2007
3. Original Environmental Checklist

Review by Responsible Official:

I concur I do not concur

Comments:


 Eric Shields

 5/20/08
 Date

CITY OF KIRKLAND
123 FIFTH AVENUE, KIRKLAND, WASHINGTON 98033-6189
(425) 587-3225



DETERMINATION OF NONSIGNIFICANCE (DNS) .

CASE #: SEP07-00016

DATE ISSUED: 5/25/2007

DESCRIPTION OF PROPOSAL

Proposal to remove an existing 94'-6" long pier and to construct, in a different location, a new 150' long pier and associated mooring piles.

PROPONENT: EVAN WEHR

LOCATION OF PROPOSAL

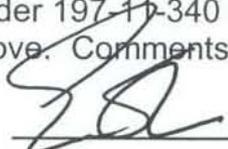
405 LAKE STREET SOUTH

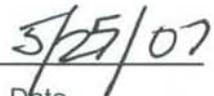
LEAD AGENCY IS THE CITY OF KIRKLAND

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.

This DNS is issued under 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the date above. Comments must be submitted by 5:00 p.m. 6/8/2007

Responsible official:


Eric Shields, Director
Department of Planning and Community Development
425-587-3225


Date

Address: City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033-6189

You may appeal this determination to the Planning Department at Kirkland City Hall, 123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 p.m., June 08, 2007 by WRITTEN NOTICE OF APPEAL.

You should be prepared to make specific factual objections. Contact the Planning Department at 425-587-3225 to read or ask about the procedures for SEPA appeals.

Please reference case # SEP07-00016.

Publish in the Seattle Times (date): May 24, 2007

Distribute this form with a copy of the checklist to the following:

✓ Environmental Review Section, Department of Ecology,
P.O. Box 47703, Olympia, WA 98504-7703

Department of Fish and Wildlife (for streams and wetlands - with drawings)
North Lake Washington Tributaries Area Habitat Biologist
16018 Mill Creek Boulevard, Mill Creek, WA 98012

✓ Department of Fish and Wildlife (for shorelines and Lake Wa. - with drawings)
Lake Washington Tributaries Area Habitat Biologist
C/O DOE
3190 160th Avenue SE, Bellevue, WA 98008

✓ Seattle District, U.S. Army Corps of Engineers,
P.O. Box C-3755
Seattle, WA 98124

Attn: Lynn Best, Acting Director, Environmental Division, Seattle City Light
700 5th Avenue, Suite 3316
P.O. Box 34023
Seattle, WA 98125-4023

✓ Muckleshoot Tribal Council, Environmental Division, Fisheries Department
39015 172nd SE
Auburn, WA 98092

Northshore Utility District,
P.O. Box 82489
Kenmore, WA 98028-0489

Shirley Marroquin
Environmental Planning Supervisor
King County Wastewater Treatment Division
201 South Jackson Street, MS KSC-NR-0505
Seattle, WA 98104-3855 - and -

Gary Kriedt
King County Metro Transit Environmental Planning
201 South Jackson Street, MS KSC-TR-0431
Seattle, WA 98104-3856

Director of Support Services Center
Lake Washington School District No. 414
P.O. Box 97039
Redmond, WA 98073-9739

John Sutherland, Developer Services
Washington State Department of Transportation
15700 Dayton Ave. N., MS 240
P.O. Box 330310
Seattle, WA 98133-9710

Jan McGruder, Executive Director
East Lake Washington Audubon Society
PO Box 3115
Kirkland, WA 98083

---MITIGATING MEASURES INCORPORATED INTO THE PROPOSAL: -----

1. If water quality problems develop (including equipment leaks or spills), work operations shall cease immediately. The Washington State Department of Ecology (WSDOE) and Department of Fish and Wildlife (WSDFW) shall be contacted immediately as required per the project's Hydraulic Project Approval Permit. In addition, the City of Kirkland Public Works Storm/Surface Water Division shall be contacted immediately at (425) 587-3800 and will coordinate with WSDOE and WSDFW water quality contacts in resolving water quality issues and in determining when work may continue.
2. A copy of the WSDFW approved HPA permit issued for the project shall be submitted to the City of Kirkland Planning Department prior to issuance of a City of Kirkland building permit and prior to start of any project construction. The applicant shall perform work in accordance with the HPA's issued conditions and work window timing restrictions.
3. A copy of the approved U.S. Army Corps of Engineers Letter of Permission (LOP) issued for the project shall be submitted to the City of Kirkland Planning Department prior to issuance of a City of Kirkland building permit. The applicant shall perform the work in accordance with the LOP's issued conditions and work window timing restrictions.

cc: Case # SHR06-00003

Distributed to agencies along with a copy of the checklist. (see attached).



5/25/07

Distributed By:
SEPA_C_A, rev: 5/23/2007

Date:



CITY OF KIRKLAND
 Planning and Community Development Department
 123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
 www.ci.kirkland.wa.us

171 JUL 20 -
 PLANNING DEPARTMENT
 BY

SEPA ENVIRONMENTAL DOCUMENTS

If an application for a land use or building permit is subject to environmental review under Chapter 43.21C RCW, all SEPA environmental documents must be submitted with the filing of a land use permit or building permit application or the City will not accept the application.

The following is a list of the environmental documents that must be submitted with the land use or building permit application:

1. **Environmental Checklist.** The checklist form can be obtained from the Kirkland Planning Department.
2. **Road concurrency test decision memo.** Applicants must pass road concurrency *before* submitting for a land use or building permit and the environmental documents. Concurrency application forms are available from Public Works or the Planning Departments. If the application passes road concurrency, the Public Works Department's Transportation Engineer will provide the applicant or applicant's traffic engineer with a concurrency test decision memo and traffic information that needs to be included in the Traffic Impact Analysis. A copy of this memo must be submitted to show that road concurrency has been passed.
3. **Traffic Impact Analysis.** Traffic Impact Analysis Guidelines can be obtained from the Planning or Public Works Departments. The Traffic Impact Analysis is to be completed after the road concurrency test has been successfully passed. Information from the City's Transportation Engineer is to be included in the Traffic Impact Analysis along with all other information specified in the guidelines.
4. **Other supplemental environmental information.** Ask the assigned planner at the pre-application meeting what other environmental information will be required with the environmental submittal. All studies and reports must be prepared by a licensed and qualified specialist in the field and approved by the City. Supplemental impact assessment reports or studies that may be required include, but not be limited to the following:

- Lighting
- Environmental health hazard
- Historic
- Wetland and/or stream delineation and analysis, prepared or reviewed by the City's consultant
- Hydrology
- Wildlife
- Views
- Noise
- Geotechnical soils analysis

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 DESIGN AND PROJECT COMPLIANCE WITH CITY REGULATIONS AND TO OBTAIN GUIDANCE ON THE ENVIRONMENTAL MATERIALS THAT YOU MUST SUBMIT.

1/02



CITY OF KIRKLAND ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City identify impacts from your proposal, and to reduce or avoid impacts from the proposal, whenever possible

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City staff can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of Checklist for Non-project Proposals:

Complete this checklist for non-project proposals also, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: MCLEOD PIER
2. Name of applicant: Stuart McLeod
3. Tax parcel number: 0825059175

4. Address and phone number of applicant and contact person: 213 Lake St. S.
Kirkland, WA 98033 CONTACT: EVAN WENR: ECU Design
203 N 36th St. Suite 201
Seattle, WA 98103
5. Date checklist prepared: 7/24/2006
6. Agency requesting checklist: City of Kirkland
7. Proposed timing or schedule (including phasing, if applicable): N/A
8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?
No YES. SHORT PLAT & REDEVELOPMENT OF SUBJECT PROPERTY.
9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None
10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
Unknown
11. List any government approvals or permits that will be needed for your proposal, if known.
Corps of Engineers L.O.P. and W.D.F.W. H.P.A.
12. Give brief, complete description of your proposal, including the proposed uses, the size and scope of the project and site including dimensions and use of all proposed improvements. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.
Reconfigure existing pier, remove existing carports and boat house.
13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
405 Lake St. S NW 1/4 Sec: 8 Town: 25 Range: 5
Kirkland, WA 98033

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, buildings)?

N/A

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None

2. AIR

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

None Known

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None Known

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lake Washington

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. See attached plans.

LAKE WASHINGTON

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

10-15 cubic yards of spawning gravel mix.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Unknown

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (include storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None

4. PLANTS

- a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other
evergreen tree: fir, cedar, pine, other
shrubs
grass

- _____ pasture
- _____ crop or grain
- _____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- _____ water plants: water lily, eelgrass, milfoil, other
- _____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
Three existing trees will be removed. Shoreline plantings will be implemented.

c. List threatened or endangered species known to be on or near the site.
None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Native shoreline plantings will be implemented.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other
mammals: deer, bear, elk, beaver, other
fish: bass, salmon, trout, herring, shellfish, other

b. List any threatened or endangered species known to be on or near the site.
Chinook Salmon, Puget Sound Bull Trout

c. Is the site part of a migration route? If so, explain.
Anadromous fish including Chinook Salmon will pass near the project site during their migration.

d. Proposed measures to preserve or enhance wildlife, if any:
Plant Native Vegetation, Place Spawning gravel mix in front of the bulkhead.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electric hookups may be added to the pier at a later date.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
N/A

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
None known
- 1) Describe special emergency services that might be required.
N/A
- 2) Proposed measures to reduce or control environmental health hazards, if any:
None
- b. Noise
- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None known

N/A

i. Approximately how many people would the completed project displace?

N/A

j. Proposed measures to avoid or reduce displacement impacts, if any:

None

k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

c. Proposed measures to reduce or control housing impacts, if any:

None

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Approx. 22 inches above OHW

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

CODE REQUIRES PIER LIGHTING - MUST BE DOWN LIT.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

None

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Boating / Fishing

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. HISTORICAL AND CULTURAL PRESERVATION

registers known to be on or next to the site? If so, generally describe.

Unknown

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None Known

c. Proposed measures to reduce or control impacts, if any:

None

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.

Lake St. S

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes - distance ~~unknown~~ unknown

c. How many parking spaces would the completed project have? How many would the project eliminate?

No change.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

...LINE ... WASHINGTON

f. How many vehicular trips per day would be generated by the completed project? If know, indicate when peak volumes would occur.

NA

g. Proposed measures to reduce or control transportation impacts, if any:

None

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity may be added to the pier at a later date.

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.

Signature: Evam Weber

Date Submitted: 7/24/2006

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
