



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
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CITY OF KIRKLAND
NOTICE OF DECISION
SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

FEBRUARY 19, 2016

Permit application: ANDERMO SHORT PLAT ([SHR15-01023](#))
Location: [8259 NE Juanita Drive](#)
Applicant: Ingvar Andermo
Project description: Proposed two lot short plat located along the shoreline of Lake Washington and within the Shoreline Management Jurisdiction Area, subject to Shoreline Management Act and local Shoreline Master Program (See Attachments 1 and 2). The following decision only considers the proposal related to Shoreline Regulations. An analysis of compliance with the City's subdivision regulations can be found in the decision for SUB15-01022.
Decisions Included: Substantial Development Permit (Process I)
Project Planner: Christian Geitz
SEPA Determination: October 30, 2015 (Optional DNS Process) (See Attachment 3)
Department Decision: Approval with Conditions, based on the attached staff recommendation.

Eric Shields, Director
Department of Planning and Community Development

Decision Date: February 12, 2016
Appeal Deadline: 21 days after the Department of Ecology receives this decision (date of filing)

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

How to Appeal: *Only the applicant or those persons who previously submitted written comments or information to the Planning Director are entitled to appeal this decision.* A party who signed a petition may not appeal unless such a party also submitted independent written comments or information. Appeals of the City's decision may be filed with the State Shoreline Hearing's Board. The 21-day appeal period begins on the date that the Department of Ecology receives the City's decision, referred to as the filing date. Contact the Department of Ecology to obtain the official filing date. In the event of an appeal, the City and the applicant will be notified of the appeal. The City cannot issue any development permits related to this shoreline permit until the State appeal process is complete.

COMMENT TO CITY COUNCIL: If you do not file an appeal, but would like to express concerns about policies or regulations used in making this decision or about the decision making process, you may submit comments to citycouncil@kirklandwa.gov. Expressing your concerns in this way will not affect the decision on this application, but will enable the City Council to consider changes to policies, regulations or procedures that could affect future applications.