



CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
425.587.3600 - www.kirklandwa.gov

**CITY OF KIRKLAND
NOTICE OF DECISION
SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT**

Permit application: Moutafov Cove and Boatlift Replacement

Location: [303 Lake Ave W](#)

Applicant: Troy Hussing (Ecco Designs)

Project description: The applicant proposes to replace a bottom-mounted boat lift in a new location, install a personal watercraft lift (PWC) with a new associated canopy, and remove an estimated 13 linear feet of rockery bulkhead, grade the existing area, and install two bulkhead rockeries perpendicular to the existing bulkhead, and create a beach/cove (see Attachment 2).

Decisions Included: Substantial Development Permit (SDP)

Files: [SHR25-00614](#), [SEP25-00615](#)

Project Planner: Colin Carter, Associate Planner

SEPA Determination: Determination of Non-Significance, File No. SEP25-00615

Approval with Conditions

Department Decision:

Adam Weinstein, Director
Planning and Building Department

Decision Date: June 22, 2026
Appeal Deadline: July 13, 2026

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.*

Any person aggrieved by the City's final decision on the Shoreline Substantial Development Permit may seek appeal to the State Shoreline Hearings Board by filing a petition for review (see Section IX below).

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.