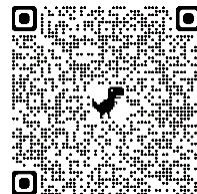




City of Kirkland
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425-587-3600



City of Kirkland Notice of SEPA Determination

The City of Kirkland has conducted an environmental review of the following project:

Permit No.: SEP26-00410

Proponent: Gregory Ashley, Ashley Shoreline Design

Address or Location of proposal: 11837 HOLMES POINT DR NE

Description of project: The applicant proposes to remove the existing pier, pilings, and covered moorage and replace it with a new pier and pilings in a different location and design. The applicant also proposes to relocate the existing freestanding boat lift and freestanding personal watercraft (PWC) lift onto the replacement pier. The proposal includes adding a new translucent canopy on the relocated boat lift.

Notice is hereby given that on October 26, 2026 the City of Kirkland issued a Determination of Nonsignificance (DNS) in accordance with the State Environmental Policy Act (SEPA) and Chapter 197-11 of the Washington Administrative Code.

SEPA Comments: There is no comment period for this DNS

Procedures to Appeal SEPA: You may contact Jake Renney at 425-587-3238 to ask about the procedures for SEPA appeals).

KMC 24.02.230(a) states that administrative appeals of SEPA Determinations are available only in instances where there is an open record hearing on the underlying governmental action (such as Process IIA and IIB decisions). SEPA appeals must be filed within fourteen days of the date the SEPA determination is issued (KMC 24.02.230(c)(1)). A timely SEPA appeal will be placed on hold until the open record hearing on the underlying governmental action is scheduled. Then, both the SEPA appeal and underlying governmental action will be consolidated at one open record hearing.

Pursuant to KMC 24.02.230(f), if a land use permit does not include an open record public hearing but provides for an open record appeal (such as Design Review Board and Process I decisions), the SEPA appeal will be consolidated with the open record appeal and decided upon by the hearing examiner. A timely SEPA appeal will be placed on hold until the City's final decision on the underlying permit is issued. Then, if the underlying permit decision is appealed administratively, both appeals will be decided at a consolidated open record appeal hearing. If the underlying permit decision is not appealed, then there will be no administrative SEPA appeal available and judicial appeal procedures may be followed.

1. A written appeal must be filed with the Environmental Coordinator by **5:00 PM** on November 9, 2026 at the above address.
2. The appeal must contain a brief and concise statement of the matter being appealed, the specific components or aspects that are being appealed, the appellant's basic rationale or contentions on appeal, and a statement demonstrating standing to appeal. The following have standing to appeal: a) the applicant; b) any agency with jurisdiction; c) any individual or other entity who is specifically and directly affected by the proposed action. The appeal may also contain whatever supplemental information the appellant wishes to include.
3. Pay the fee to file an appeal. See the [Planning & Building Department Land Use Fee Schedule](#).

More information is available at www.mybuildingpermit.com.

Publishing Date: October 26, 2026



City of Kirkland
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425-587-3600 - www.kirklandwa.gov

SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS)

DATE ISSUED: October 26, 2026

City Planner: Jake Renney

File No.: SEP26-00410

Phone: 425-587-3238

Project Name: Diers Pier Replacement

Email: JRenney@kirklandwa.gov

Project Location/Address: 11837 HOLMES POINT DR NE

Proponent: Gregory Ashley, Ashley Shoreline Design

Project Description: The applicant proposes to remove the existing pier, pilings, and covered moorage and replace it with a new pier and pilings in a different location and design. The applicant also proposes to relocate the existing freestanding boat lift and freestanding personal watercraft (PWC) lift onto the replacement pier. The proposal includes adding a new translucent canopy on the relocated boat lift.

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.

Comment Period Information:

This DNS is issued after using the Optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official:

October 15, 2026


Adam Weinstein, AICP, Director of Planning and Building Date
City of Kirkland
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033 – 425-587-3600

Appeal Information:

KMC 24.02.230(a) states that administrative appeals of SEPA Determinations are available only in instances where there is an open record hearing on the underlying governmental action (such as Process IIA and IIB decisions). SEPA appeals must be filed within fourteen days of the date the SEPA determination is issued (KMC 24.02.230(c)(1)). A timely SEPA appeal will be placed on hold until the open record hearing on the underlying governmental action is scheduled. Then, both the SEPA appeal and underlying governmental action will be consolidated at one open record hearing.

Pursuant to KMC 24.02.230(f), if a land use permit does not include an open record public hearing but provides for an open record appeal of decisions issued by the Planning Official, Design Review Board, and/or Planning Director (Process I) and such appeal is filed, the SEPA appeal will be consolidated with the open record appeal and decided upon by the hearing examiner. If no such appeal is filed, then a timely SEPA appeal will be placed on hold until the City's final decision on the underlying permit is issued, at which time judicial appeal procedures apply.

You may appeal this determination to the Planning & Building Department at City of Kirkland, 123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 PM on November 9, 2026, by a Written Notice of Appeal. You should be prepared to make specific factual objections and reference case number SEP26-00410. Contact Jake Renney, project planner in the Planning & Building Department at 425-587-3238 or JRenney@kirklandwa.gov to ask about the procedures for SEPA appeals. See also KMC 24.02.230 Administrative Appeals.

Publish in The Seattle Times on: October 26, 2026

Distribute this notice with a copy of the Environmental Checklist to:
[SEPA Agencies List](#)

General Noticing

- Department of Ecology - Environmental Review
- Muckleshoot Tribal Council - Environmental Division, Tribal Archeologist
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat
- Cascade Water Alliance – Director of Planning
- Finn Hill Neighborhood Association
- Lake Washington School District No. 414: Budget Manager and Director of Support Services
- Washington State Dept. of Archaeology & Historic Preservation
- King County Dept. of Transportation - Employer Transportation Representative
- Seattle & King County Public Health - SEPA Coordinator
- City of Bellevue - Director, Planning Dept.
- City of Kenmore - Director, Planning Dept.
- City of Bothell - Manager, Planning Dept.
- City of Woodinville - Director, Planning Dept.
- City of Redmond - Manager, Planning Dept.

AGENCIES WITH JURISDICTION, AFFECTED AGENCIES, AND/OR INTERESTED PARTIES

- Department of Ecology - Environmental Review
- Department of Fish and Wildlife – Olympia
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat Program
- Duwamish Tribe – Cultural Preservation Office
- U.S. Army Corps of Engineers - Seattle District
- Eastside Audubon Society
- Northshore Utility District - Operations Department, Engineering Director, and Senior Civil Engineer
- King County Wastewater Treatment Division – SEPA Lead and Property Agent
- Parties of Record

cc: Applicant and Owner via email
Planning and Building Department, Case No. SEP26-00410

Distributed by: *Tyler Gurley* October 26, 2026
(Tyler Gurley, Program Specialist) Date



City of Kirkland
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425-587-3600

Title VI:

English:

To request information from this document in English, please contact the Title VI Coordinator at titlevicoordinator@kirklandwa.gov or 425-587-3831.

Chinese, simplified:

如需此文件中信息的简体中文版本, 请发送电子邮件至 titlevicoordinator@kirklandwa.gov 或拨打 425-587-3831 联络 Title VI 协调员。

Russian:

Чтобы запросить перевод этого документа на по-русски, свяжитесь с координатором по вопросам Раздела VI по электронной почте titlevicoordinator@kirklandwa.gov или по номеру 425-587-3831.

Spanish:

Para pedir información sobre este documento en español, comuníquese con el coordinador del Título VI escribiendo a titlevicoordinator@kirklandwa.gov o llamando al 425-587-3831.

Portuguese:

Para solicitar informações deste documento em português, entre em contato com o Coordenador do Título VI em titlevicoordinator@kirklandwa.gov ou 425-587-3831.

Korean:

해당 (언어)로 이 서류의 정보를 요청하려면, 타이틀 VI 코디네이터 타이틀 VI 코디네이터.
에게 titlevicoordinator@kirklandwa.gov 또는 425-587-3831로 연락하십시오.

Vietnamese:

Để yêu cầu thông tin từ tài liệu này bằng Tiếng Việt, vui lòng liên hệ với Điều Phối Viên Tiêu Đề VI theo địa chỉ titlevicoordinator@kirklandwa.gov hoặc theo số 425-587-3831.

Alternate Formats:

People with disabilities may request materials in alternate formats.

Title VI: Kirkland's policy is to fully comply with Title VI of the Civil Rights Act by prohibiting discrimination against any person on the basis of race, color, national origin or sex in the provision of benefits and services resulting from its programs and activities. Any person who believes his/her Title VI protection has been violated, may file a complaint with the City. To request an alternate format, file a complaint or for questions about Kirkland's Title VI Program, contact the Title VI Coordinator at 425-587-3831 (TTY Relay: 711) or TitleVICoordinator@kirklandwa.gov.