



City of Kirkland
Planning & Building Department
123 Fifth Avenue, Kirkland, WA 98033
425-587-3600 (phone)
425-587-3232 (fax)
www.kirklandwa.gov

EXEMPTION FROM SHORELINE MANAGEMENT ACT SUBSTANTIAL DEVELOPMENT PERMIT REQUIREMENT

CITY PERMIT NUMBER: SHR26-00280

Applicant's Name: Jennifer Hagge, PMF Real Estate Services LLC
Applicant's Mailing Address: 15015 Main ST, Suite 203, Bellevue WA, 98007
Project Address: 135 Lake ST S
Parcel Number: 0825059172
Description of proposal: Maintenance repair to section of A dock floatation: add cement sheet to damaged polystyrene float section to seal foam. Add a plastic float tub to bottom of concrete float.

☐ Pier ☐ Shoreline Stabilization ☒ Maintenance/Repair ☐ Other

Applicable Exemption Section: WAC 173-27-040-2(b)

SHORELINE POLICIES AND REGULATIONS:

The City has reviewed the proposal for consistency with the City's Shoreline Master Program, including the shoreline regulations in Kirkland Zoning Code Chapter 83 and Chapter 141, which are consistent with the State Shoreline Management Act and Guidelines found in Chapter 90.58 RCW and Chapter 173-26 WAC. The City has found that the proposal is consistent with the City's Shoreline Master Program.

CONDITIONS:

- PBD 1. **ALL - HOURS OF CONSTRUCTION** - All development activity and heavy equipment operation is restricted to 7:00 AM to 8:00 PM Monday through Friday, and 9:00 AM to 6:00 PM Saturday. Other restrictions on Saturday include: no working in the right-of-way, no work requiring inspection, and no trucking into or out of the site; however, light grading work on-site on Saturday is allowed. NO development activity or heavy equipment operation may occur on Sundays or the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.
- PBD 2. **BALD EAGLE PROTECTION** – This permit is conditioned upon strict observance of all applicable federal laws for bald eagle protection. The permittee is responsible for adhering to the applicable bald eagle management guidelines and/or their federal permit. Visit www.fws.gov/pacific/eagle/ if you need assistance with federal permitting requirements.
- PBD 3. **DOCK REPAIR AND MAINTENANCE** - Repair and maintenance of docks are categorically exempt from SEPA under WAC197-11-800(3). The Department of Fish and Wildlife requires that the applicant receive a Hydraulic Project Approval (HPA) prior to the start of repair and maintenance work on the dock. The Department of Ecology maintains The Office of Regulatory Innovation & Assistance (ORIA) to provide statewide environmental permit information. Email (help@oria.wa.gov) or call(1-800-917-0043) ORIA if you need help determining which environmental permits are required for your proposed activity.



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PBD 4. **IN-WATER CONSTRUCTION (KZC 83.430)** – All development activity shall comply with the in-water standards listed in the City of Kirkland Shoreline Master Program.

PBD 5. **WATER QUALITY (KZC 83.480)** - Shoreline development and use shall incorporate all known, available, and reasonable methods of prevention, control, and treatment to protect and maintain surface and/or ground water quantity and quality in accordance with Chapter 15.52 KMC and other applicable laws.

of KZC 83.400. If there are any changes to this plan, the applicant is required to submit a post revision landscape plan indicating the type, size and exact location of trees to be planted.

This exemption shall expire four (4) years from the date approved below, if project is not completed.

SEPA REVIEW:

This project is ☒ Exempt under WAC 197-11-800(3).

This project is ☐ Not Exempt – A Determination of Non-significance was issued on .

Dakota Murphy, Project Planner
(425)587-3252, dmurphy@kirklandwa.gov
Planning and Building Department

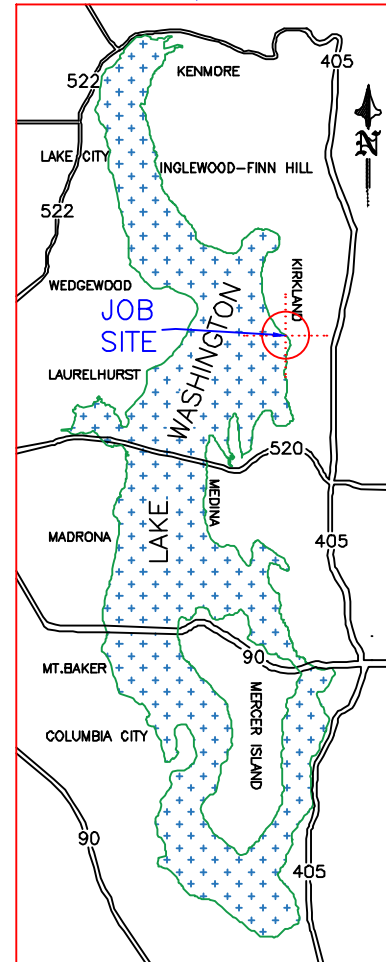
Date: 4/16/2026

Distribution: Applicant, Jennifer Hagge, PMF Real Estate Services LLC
Shoreline Permit Review, DOE, 3190-160th Ave SE, Bellevue, WA 98008-5452
(Shoreline exemptions to smp@ecy.wa.gov; SEPA documents to SEPARegister@ecy.wa.gov)
Karen Walter, Watersheds and Land Use Team Leader, Muckleshoot Indian Tribe
Fisheries Divisions, 39015-172nd Ave SE, Auburn, WA 98092

VICINITY MAP/NO SCALE



AREA MAP/NO SCALE



LEGAL DESCRIPTION

SECTION: NW-08-25-05 LAT: 47.673778 (47° 40' 25.6008" N)
TAXLOT #: 082505-9172 LONG: -122.207002 (122° 12' 25.2072" W)

PORTION GOVT LOT 1 & SHORELANDS IN FRONT THOF DESCRIBED AS FOLLOWS: COMMENCING AT INTERSECTION OF WLY MGN LAKE ST S (FORMERLY LAKE AVE) & SLY MGN KING CO FERRY SLIP AS ESTABLISHED BY DEEDS REC NOS 1173696 & 1371891 TH S 19-19-36 E ALONG WLY MGN SD LAKE ST S 140.88 FT TH S 18-28-11 E ALONG SD WLY MGN 325.40 FT TO NLY MGN 2ND AVE S (FORMERLY JACKSON AVE) TH S 53-53-42 W ALONG SD NLY MGN 208.90 FT TO TPOB TH CONTG ALONG SD NLY MGN 596.06 FT TO INTERSECTION WITH INNER HARBOR LINE OF LAKE WASHINGTON TH N 39-16-49 W ALONG SD INNER HARBOR LINE 213.92 FT M/L TH N 53-53-42 E 645.02 FT TO PT BEARING N 19-23-57 W FROM TPOB TH S 19-23-57 E 223.01 FT TO TPOB -AKA LOT A CITY OF KIRKLAND ALTERATION OF LOT LINE NO LL-99-22 REC NO 9902170721

PROJECT DESIGNED BY:

Waterfront Construction Inc.

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ADJACENT OWNERS:

- ① CASCADE MEDICAL ASSOCIATES
123 LAKE ST S
KIRKLAND, WA 98033
- ② HOTES BUILDING
205 LAKE ST S
KIRKLAND, WA 98033

APPLICATION#:

PROPOSED: REPAIR (1) FAILED / DAMAGED
CONCRETE FLOAT

PURPOSE: SEAL POLYSTYRENE FOAM FROM
CONCRETE FLOAT W/
(1) NEW ACE TUB FLOAT

DATUM: C.O.E. MLLW=0.0'

DWG#: 26-35012-A1-1

APPLICANT: HOMEPORT MARINA c/o JENNIFER HAGGE

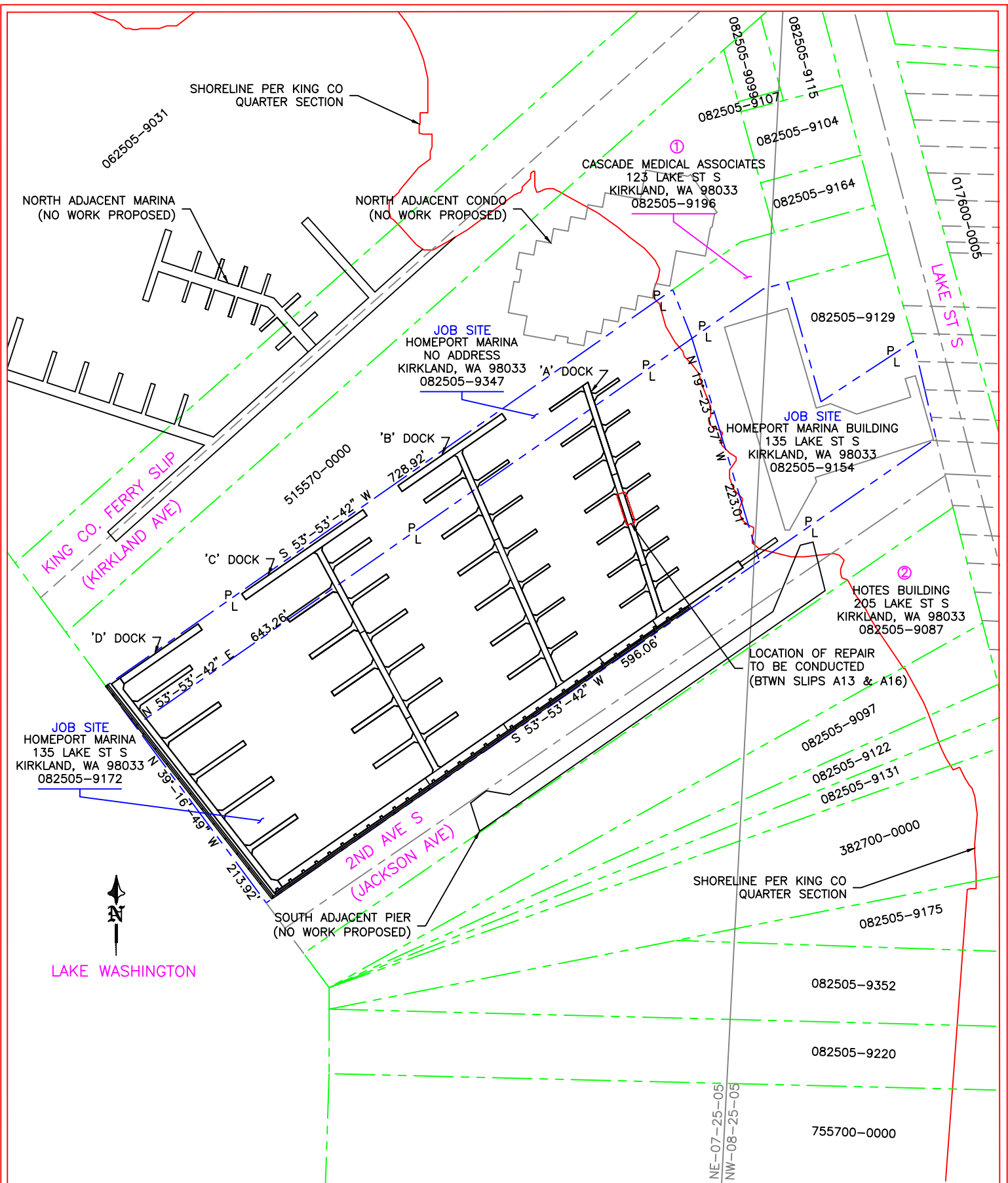
SITE ADD: 135 LAKE ST S
KIRKLAND, WA 98033

MAIL ADD: (SAME AS ABOVE)

PAGE: 1

OF: 5

DATE: 04/13/2026

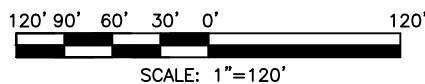


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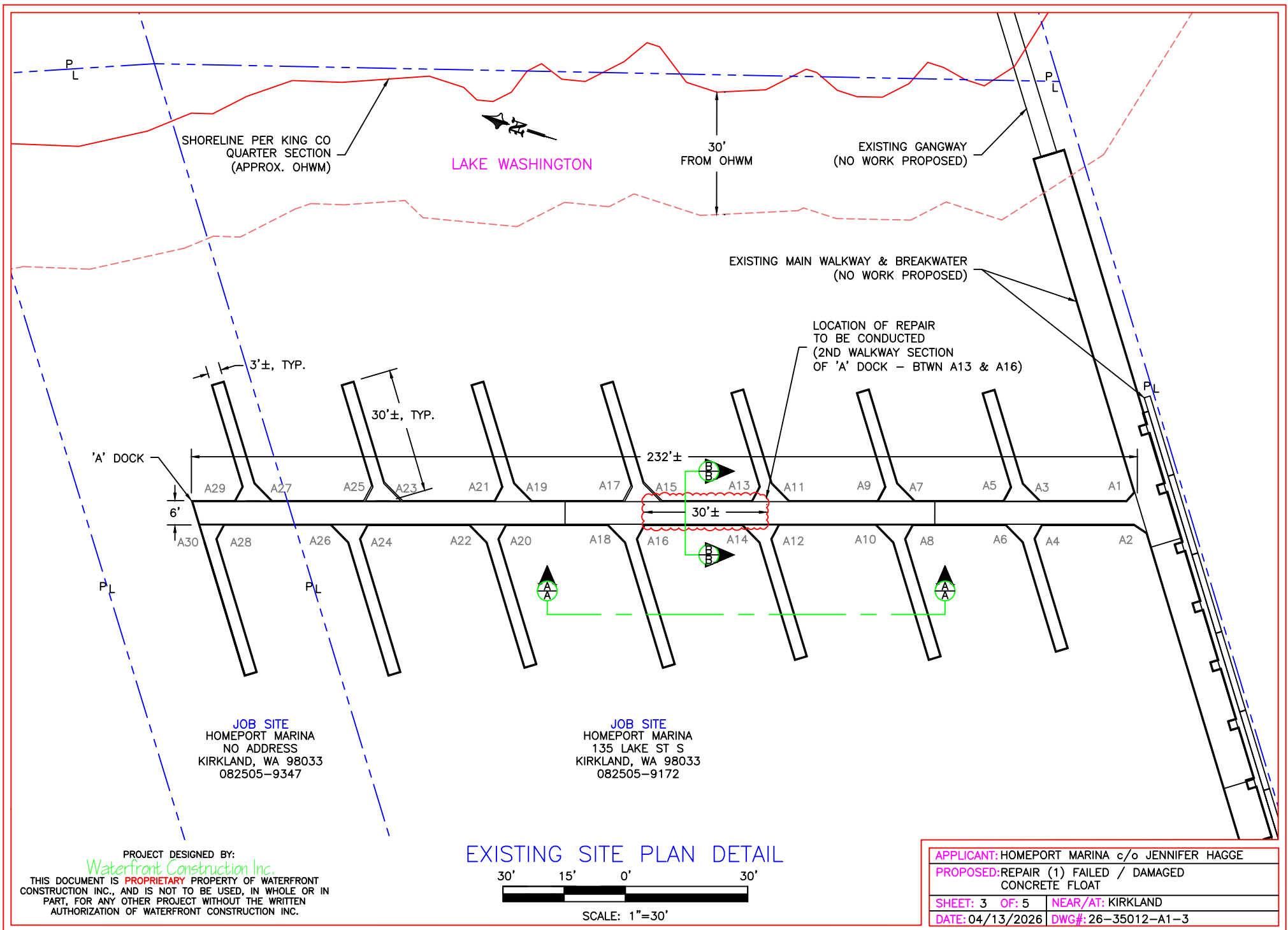
Waterfront Construction Inc.

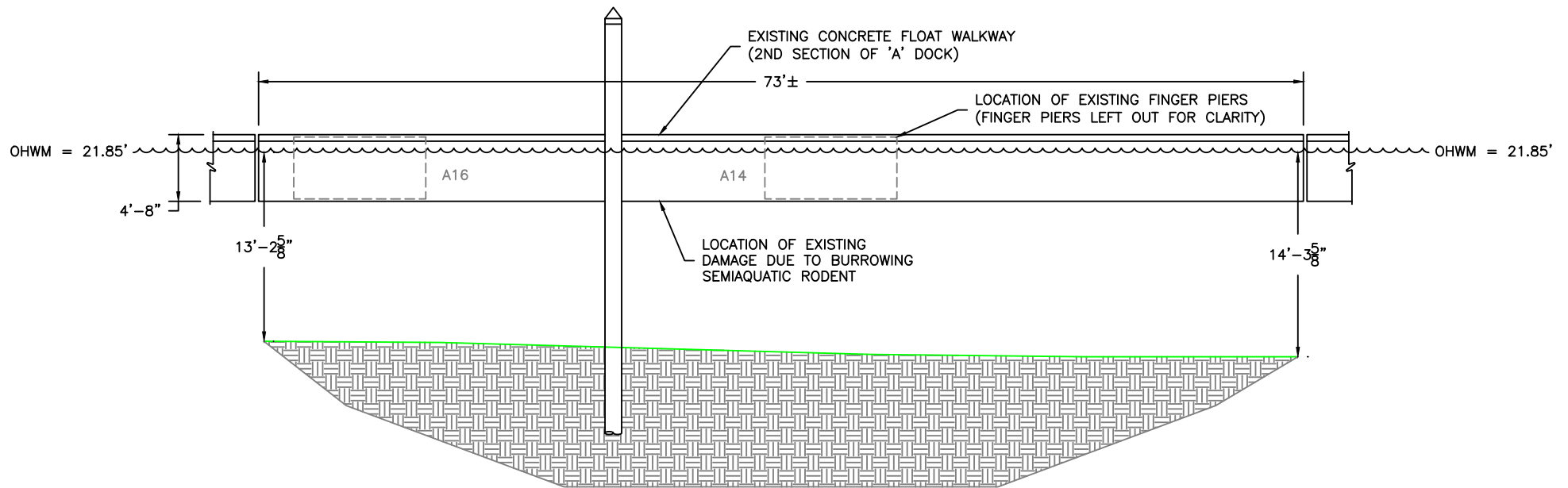
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SITE PLAN



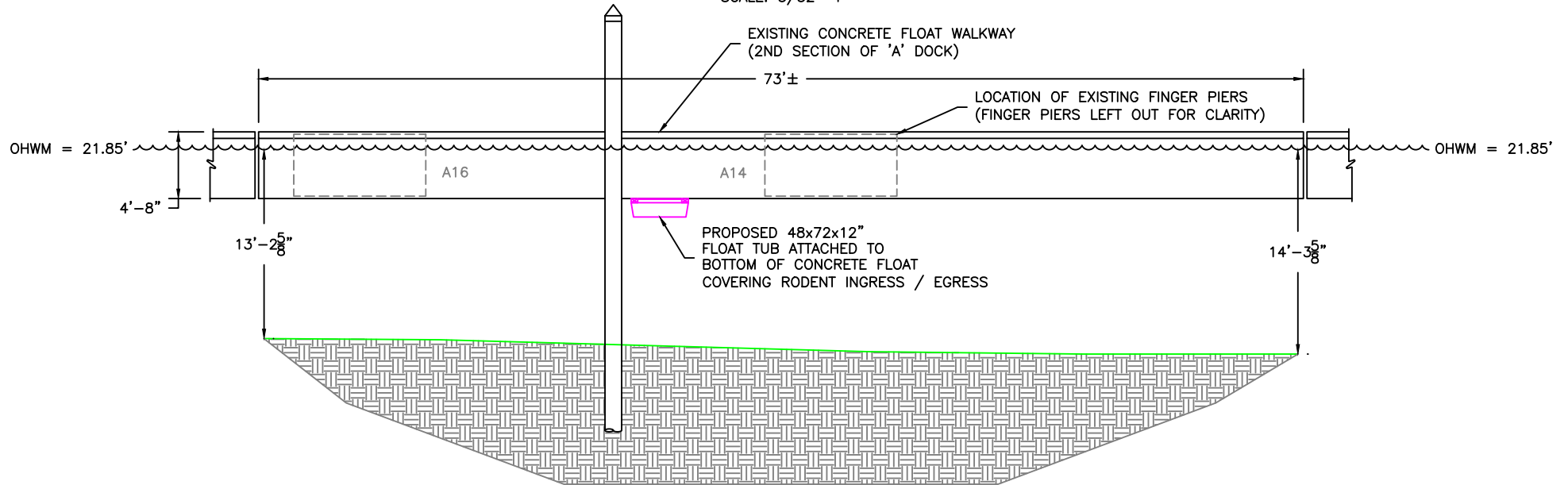
APPLICANT: HOMEPORT MARINA c/o JENNIFER HAGGE			
PROPOSED: REPAIR (1) FAILED / DAMAGED CONCRETE FLOAT			
SHEET: 2	OF: 5	NEAR/AT: KIRKLAND	
DATE: 04/13/2026	DWG#: 26-35012-A1-2		



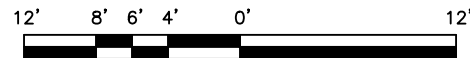


EXISTING ELEVATION A-A

SCALE: 3/32"=1'



PROPOSED ELEVATION A-A



SCALE: 3/32"=1'

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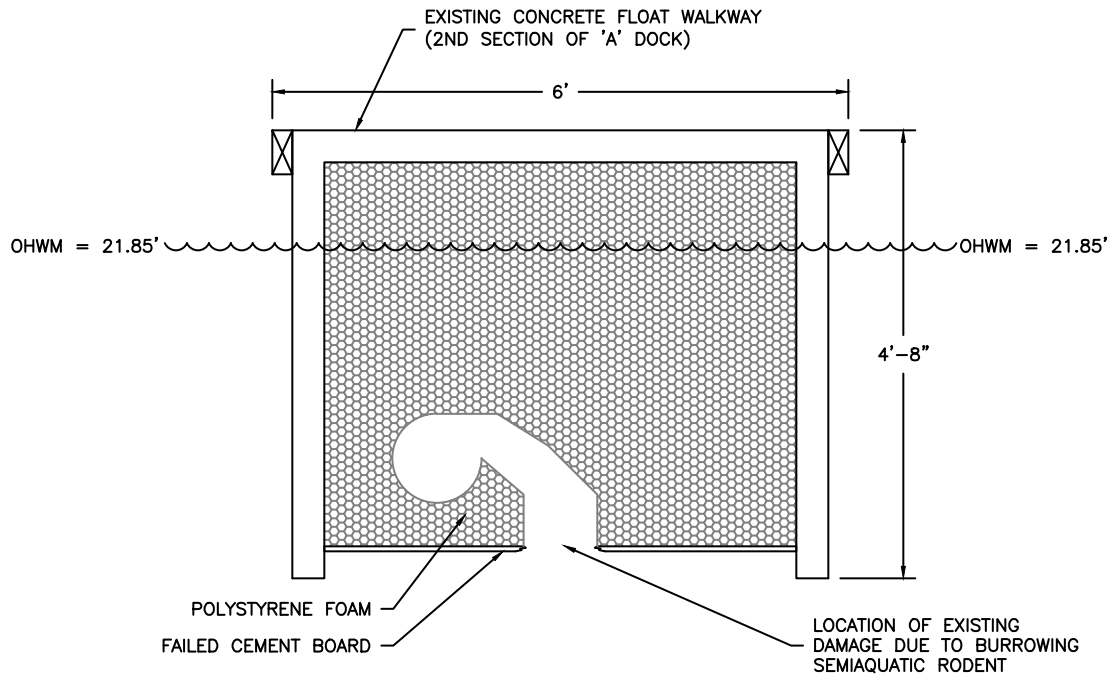
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APPLICANT: HOMEPORT MARINA c/o JENNIFER HAGGE

PROPOSED: REPAIR (1) FAILED / DAMAGED CONCRETE FLOAT

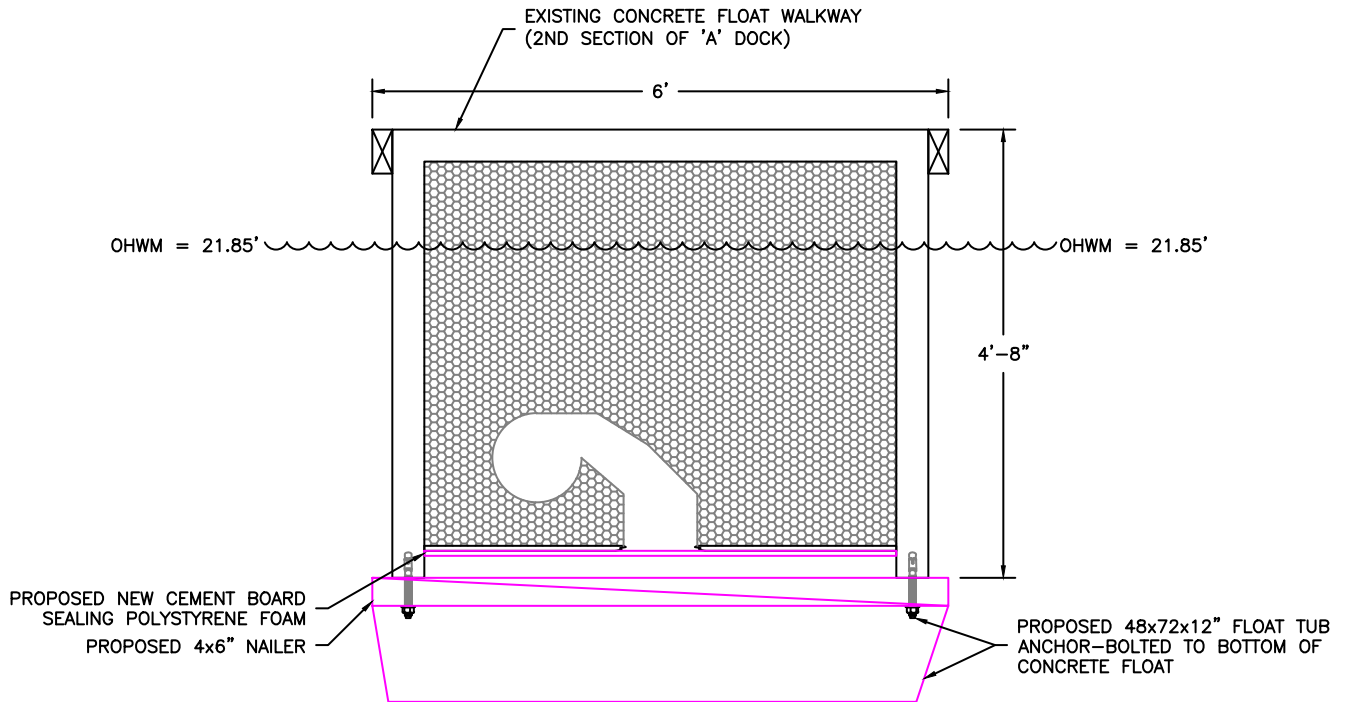
SHEET: 4 OF: 5 NEAR/AT: KIRKLAND

DATE: 04/13/2026 DWG#: 26-35012-A1-4

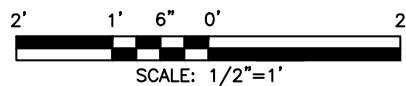


EXISTING SECTION B-B

SCALE: 1/2"=1'



PROPOSED SECTION B-B



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APPLICANT: HOMEPORT MARINA c/o JENNIFER HAGGE	
PROPOSED: REPAIR (1) FAILED / DAMAGED CONCRETE FLOAT	
SHEET: 5 OF: 5	NEAR/AT: KIRKLAND
DATE: 04/13/2026	DWG#: 26-35012-A1-5



CITY OF KIRKLAND



Land Use Application #1787466 - Homeport Marina A Dock Maintenance Repair

[illegible]



Land Use Application #1787466 - Homeport Marina A Dock Maintenance Repair

Project Contact

Company Name: PMF Real Estate Services LLC

Name: Jennifer Hagge

Email: jennifer@pmfinvestments.com

Address: 15015 Main Street Suite 203
Bellevue WA 98007

Phone #: (425) 746-6066

Project Type

Any Project Type

Activity Type

Shoreline Development

Scope of Work

Shoreline - Planning Official

Project Name: Homeport Marina A Dock Maintenance Repair

Description of Work: Maintenance repair to section of A dock floatation

Project Details

Project Information

Request for shoreline substantial development permit exemption



A Subsea Maritime Corporation
19 Crown Camp Rd.
Cathlamet, WA 98612
P: (360) 244-2312
www.nwdockandpile.com

Project Location:

Homeport Marina
135 Lake Street, South
Kirkland, WA 98033

Construction Sequence Narrative

- Mobilize with crew to Kirkland Homeport Marina.
- Diver will remove any Styrofoam floating or blocking the position of where the new float will be.
- Diver will install new cement board secure with (4) 6 in nails into frame of dock to prevent any foam releasing and any additional damage.
- Any debris removed will be disposed of.
- Diver will then sink new 48x72x12 ACE float and maneuver into place.
- Using a pneumatic drill, diver will predrill holes into concrete substructure for anchors and install anchors.
- Diver will remove all equipment and materials from jobsite.