**Date:** October 2, 2018

**To:** Lauren Anderson, Mercer Island Development Services Group, 9611 SE 36TH ST., Mercer Island, WA 98040

**From:** Tom Captain, 7200 W. Ridge Rd, Mercer Island WA 98040, tomrcaptain@gmail.com, +1 (206) 465 5622

**Subject:** Notice of Incompleteness for File No. SHL18-019 –Shoreline Exemption application for the addition of a boat canopy located at 7200 W Ridge Rd Mercer Island, WA 98040; King County Tax Parcel # 252404-9140

Dear Lauren:

As requested, this memo outlines the responses to the remaining requirements as outlined in your letter dated October 2, 2018 regarding the above subject. I address each point raised with a response in bold lettering below

1. Please provide a narrative addressing these items: a. Please provide the total cost which includes the canopy and installation. The cost must be below $7,047 to be exempt from a Shoreline Substantial Development Permit. 2. Please provide a site plan that illustrates the following: i. Existing dock location (dimensions and distance from OHWM and lateral lines) ii. Proposed canopy location (dimensions and distance from the OHWM and lateral lines) iii. Canopy height dimensions measured from the OHWM iv. Note on the plans stating that the canopy is translucent.
	1. **Total cost is estimated to be $4,390 for the materials, and an estimate of $500 for installation, for a total of $4,890 prior to sales tax, well below the $7,047 limitation exemption**
	2. **As shown in the original submittal, the plan view shows the dock is located at 7200 W. Ridge Rd, with an 80 foot dock extending westward from the OHWM, and which is 6 feet wide. The lateral lines show the southerly “L” dock section is 25 feet from the south property line, and the northern boundary of the main dock is 26 feet from the north property line.**
	3. **The proposed canopy location is on top of the existing boat lift as shown in the drawing submitted. One change to our submittal is that the canopy will be slightly shorter, i.e., will be 24 feet by 10 feet, not 26 feet by 10 feet, and the canopy height will be 14 feet above the OHWM. Thus the south boundary of the proposed canopy will be 21 feet from the south property line. The north boundary of the canopy will be 32 feet from the north property line. The east section of the canopy will range from approximately 62 feet to 75 feet west of the closest OHWM**
	4. **The canopy will be translucent as stated in our letter previously submitted**
	5. **See attached revised plan view to reflect the location of the canopy, dimensions and statement regarding translucency**

Please be aware that for the first round of review (after the application has been deemed complete) the project will be reviewed for compliance with the following Shoreline Management code requirements: b. How the project complies with MICC 19.07.110(E)(4) Table D items A, D, and covered moorage requirements. This needs to be illustrated on a plan set with dimensions. i. Setback for covered moorage: 10 feet from the lateral line (except where moorage facility is built pursuant to the agreement between adjoining owners as shown in Figure B below). ii. Length/maximum distance waterward from the OHWM: Maximum 100 feet, but in cases where water depth is less than 11.85 feet below OHWM, length may extend up to 150 feet or to the point where water depth is 11.85 feet at OHWM, whichever is less. iii. Covered moorage: (a) Maximum height above the OHWM: 16 feet; 16 to 21 feet subject to criteria of MICC 19.07.110(E)(5)(a). (b) Location/area requirements: See Figure A for single-family lots and Figure B for shared moorage. (c) Building area: 600 square feet; however, a covered moorage may be built larger than 600 square feet within the triangle subject to a shoreline conditional use permit. (d) Covered moorage shall have open sides. (e) Prohibited in semi-private recreational tracts and noncommercial recreational areas. (f) Translucent canopies are required. c. How the project complies with MICC 19.07.110(E)(5): i. The covered portion of a moorage shall be restricted to the area lying within a triangle as illustrated in Figure A, except as otherwise provided in subsection (E)(5)(a) of this section. The base of the triangle shall be a line drawn between the points of intersection of the property lateral lines with the ordinary high water mark. The location of the covered moorage shall not extend more than 100 feet from the center of the base line of such triangle. In cases where water depth is less than 11.85 feet from OHWM, the location of the covered moorage may extend up to 150 feet from the center of the base line or to the point where water depth is 11.85 feet at OHWM, whichever is less. The required 10foot setbacks from the side property lines shall be deducted from the triangle area. a. A covered moorage is allowed outside the triangle, or a canopy up to 21 feet in height, if the covered moorage meets all other regulations and: i. Will not constitute a hazard to the public health, welfare, and safety, or be injurious to affected shoreline properties in the vicinity; ii. Will constitute a lower impact for abutting property owners; and iii. Is not in conflict with the general intent and purpose of the SMA, the shoreline master program and the development code. b. [For shared dock requirements, does not apply] c. Covered moorage is not allowed within the first 30 feet from the OHWM unless the applicant: i. Demonstrates to the code official’s satisfaction that proposed project will not create a net loss in ecological function of the shorelands; and ii. Provides the city with documentation of approval of the moorage facilities by both the U.S. Army Corps of Engineers and the Washington Department of Fish and Wildlife.

* 1. **Our plan meets the MICC requirements for minimum/maximum setbacks from OHWM, lateral lines, height, square footage, and translucency**