

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



CITY USE ONLY

PROJECT#	RECEIPT #	FEE


Date Received:

Received By:

DEVELOPMENT APPLICATION

STREET ADDRESS/LOCATION 8630 N Mercer Way		ZONE R-15
COUNTY ASSESSOR PARCEL #'S 810610-0105		PARCEL SIZE (SQ. FT.) 21,300
PROPERTY OWNER (required) Melina Lin	ADDRESS (required) 8630 N Mercer Way	CELL/OFFICE (required) 206-686-9886 E-MAIL (required) melinalin48gmail.com
PROJECT CONTACT NAME Madison Johnson - Seaborn Pile Driving	ADDRESS 1080 W Ewing St. Bldg B. Seattle, WA 98119	CELL/OFFICE 206.263.1700 E-MAIL permits@seabornpiledriving.com
TENANT NAME	ADDRESS	CELL PHONE E-MAIL

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


SIGNATURE

2/14/2022
DATE

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED):

We propose to install (20) new 8" steel piles, permit (1) existing PWC lift, a walkway & extension with grated decking material. We will also install a platform lift, a boat lift and a dual jetski lift.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

APPEALS	DEVIATIONS	SUBDIVISION SHORT PLAT
<input type="checkbox"/> Building	<input type="checkbox"/> Changes to Antenna requirements	<input type="checkbox"/> Short Plat- Two Lots
<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Changes to Open Space	<input type="checkbox"/> Short Plat- Three Lots
<input type="checkbox"/> Land use	<input type="checkbox"/> Shoreline	<input type="checkbox"/> Short Plat- Four Lots
<input type="checkbox"/> Right-of-Way Use	<input type="checkbox"/> Seasonal Development Limitation Waiver	<input type="checkbox"/> Short Plat- Deviation of Acreage Limitation
CRITICAL AREAS	ENVIRONMENTAL REVIEW (SEPA)	<input type="checkbox"/> Short Plat- Amendment
<input type="checkbox"/> Critical Area Review 1 (Hourly Rate 2hr Min)	<input checked="" type="checkbox"/> SEPA Review (checklist)- Minor	<input type="checkbox"/> Short Plat- Final Plat
<input type="checkbox"/> Critical Area Review 2 (Determination)	<input type="checkbox"/> SEPA review (checklist)- Major	OTHER LAND USE
<input type="checkbox"/> Reasonable Use Exception	<input type="checkbox"/> Environmental Impact Statement	<input type="checkbox"/> Accessory Dwelling Unit
DESIGN REVIEW	SHORELINE MANAGEMENT	<input type="checkbox"/> Code Interpretation Request
<input type="checkbox"/> Pre Design Meeting	<input type="checkbox"/> Exemption	<input type="checkbox"/> Comprehensive Plan Amendment (CPA)
<input type="checkbox"/> Design Review (Code Official)	<input type="checkbox"/> Permit Revision	<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Commission Study Session	<input type="checkbox"/> Shoreline Variance	<input type="checkbox"/> Lot Line Revision
<input type="checkbox"/> Design Review- Design Commission- Exterior Alteration	<input type="checkbox"/> Shoreline Conditional Use Permit	<input type="checkbox"/> Noise Exception
<input type="checkbox"/> Design Review- Design Commission- New Building	<input checked="" type="checkbox"/> Substantial Development Permit	<input type="checkbox"/> Reclassification of Property (Rezoning)
WIRELESS COMMUNICATION FACILITIES	SUBDIVISION LONG PLAT	<input type="checkbox"/> Transportation Concurrency (see supplemental application form)
<input type="checkbox"/> Wireless Communications Facilities- 6409 Exemption	<input type="checkbox"/> Long Plat- Preliminary	<input type="checkbox"/> Planning Services (not associated with a permit or review)
<input type="checkbox"/> New Wireless Communication Facility	<input type="checkbox"/> Long Plat- Alteration	<input type="checkbox"/> Zoning Code Text Amendment
	<input type="checkbox"/> Long Plat- Final Plat	<input type="checkbox"/> Request for letter
	VARIANCES (Plus Hearing Examiner Fee)	
	<input type="checkbox"/> Variance	

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ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

PRE-APPLICATON MEETING

A pre-application meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

Please note: pre-application meetings are held on Tuesdays, by appointment. To schedule a meeting, submit the meeting request form and the pre-application meeting fee (see fee schedule). Meetings must be scheduled at least one week in advance. Applicants are required to upload a project narrative, a list of questions/discussion points, and preliminary plans to the Mercer Island File Transfer Site one week ahead of the scheduled meeting date.

SUBMITTAL REQUIREMENTS

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal shall demonstrate that the proposed development complies with the applicable regulations and decision criteria.

- A. **Completed pre-application.**
- B. **Development Application Sheet.** Application form must be fully filled out and signed.
- C. **Development Plan Set.** Please refer to the Land Use Application- Plan Set Guide in preparing plans.
- D. **Title Report.** Less than 30 days old.
- E. **SEPA checklist.**

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal. For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

- 1. Name of proposed project, if applicable:

Lin Residence

- 2. Name of applicant:

Madison Johnson - Seaborn Pile Driving

- 3. Address and phone number of applicant and contact person:

1080 W Ewing St Bldg B Seattle WA 98119 206-236-1700

- 4. Date checklist prepared:

10/22/2021

- 5. Agency requesting checklist:

City of Mercer Island

- 6. Proposed timing or schedule (including phasing, if applicable):

during work window

7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain:

no

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

No Net Loss Report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

no

10. List any government approvals or permits that will be needed for your proposal, if known:

City of Mercer Island SSDP w/ SEPA, City of Mercer Island Building, CORPS, and WDFW

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

We propose to install (20) new 8" steel piles, permit (1) existing PWC lift, a walkway & extension with grated decking material. We will also install a platform lift, a boat lift and a dual jetski lift.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Pin: 8106100105

Legal Description: SUNNY BANK ADD POR SLY & ELY OF LN BEG ON SELY LN THOF 179.96 FT NELY FR SE COR TH N 48-30 W 14.51 FT TH N 41-30 E 25.01 FT TH ON CRV LFT RAD 22 FT C/A 46-23-27 DIST 17.81 FT TH N 04-53-27 W 41.19 FT TH N 48-30 W 36.84 FT TH N 41-30 E 39.33 FT TH N 57-08-50 W 10.11 FT TH N 41-30 E TO SH LN OF LAKE TGW SH LD ADJ AKA PARCEL B MI BLA #83-05-17 REC NO 8309159010

Plat Lot: 10

LAT: 47.58493 LONG: -122.22153

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

Flat Rolling Hilly Steep slopes Mountainous Other

b. What is the steepest slope on the site (approximate percent slope)?

1%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sand and gravel

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

None

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

None - decking will be grated material

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

2. Air

-
- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Exhaust smoke from construction equipment

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Run equipment only as necessary

3. Water

- a. Surface:

- i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lake Washington

- ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

We propose to install (20) new 8" steel piles, permit (1) existing PWC lift, a walkway & extension with grated decking material. We will also install a platform lift, a boat lift and a dual jetski lift.

- iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

- i. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, [containing the following chemicals...]; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including stormwater):

- i. Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

- ii. Could waste materials enter ground or surface waters? If so, generally describe.

N/A

- d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

N/A

4. Plants

- a. Check types of vegetation found on the site
- Deciduous tree: Alder, Maple, Aspen, other
 - Evergreen tree: Fir, Cedar, Pine, other
 - Shrubs
 - Grass

Sing

- Pasture
- Crop or grain
- Wet soil plants: Cattail, buttercup, bulrush, skunk cabbage, other
- Water plants: Water lily, eelgrass, milfoil, other
- Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A

c. List threatened or endangered species known to be on or near the site.

No known threatened or endangered plant species are on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Please see associated native planting and vegetation.

e. List all noxious weeds and invasive species known to be on or near the site.

None present along the shoreline adjacent to the work site.

5. Animals

a. State any birds and animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

Potential for Steelhead salmon, Chinook salmon, and bull trout to be in the adjacent waters in Lake Washington.

b. List any threatened or endangered species known to be on or near the site.

Potential for Steelhead salmon, Chinook salmon, and bull trout to be in the adjacent waters in Lake Washington.

c. Is the site part of a migration route? If so, explain.

Unknown.

d. Proposed measure to preserve or enhance wildlife, if any:

Mitigation including fully grated decking material, native shoreline vegetation plan, and construction activities during approved fish friendly work windows.

e. List any invasive animal species known to be on or near the site.

Unknown.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

No

i. Describe any known or possible contamination at the site from present or past uses.

Unknown

ii. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

iii. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

iv. Describe special emergency services that might be required.

None

v. Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

Noise from construction equipment

iii. Proposed measures to reduce or control noise impacts, if any:

Operate machinery only as required

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Single family residence

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

c. Describe any structures on the site.

Single family residence

S

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

R-15

f. What is the current comprehensive plan designation of the site?

Urban residential

g. If applicable, what is the current shoreline master program designation of the site?

Urban residential

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

None

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

To ensure local, state, and federal compliance, the project will include a SSDP and SEPA review by the city of Mercer Island, a Hydraulic Project Approval permit from WDFW, and federal section 10 (work in navigable waters) permit from the US Army Corps of Engineers.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior material(s) proposed?

Less than 60" above OHWM

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetics impacts, if any:

N/A

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Single family residential swimming and boating

b. Would the proposed project displace any existing recreational uses? If so, describe.
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Unknown

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Review by the Army Corps of Engineers

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N Mercer Way

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Nearest transit stop is at N Mercer Way & 80th Ave SE (0.6mi from residence)

- c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

None

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

None

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public services

- a. Would the project result in an increased need for public services (for example; fire protection, police protection, health care, schools, other)? If so, generally describe.

No

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities

a. Check utilities currently available at the site:

Electricity Natural Gas Water Refuse Service
Telephone Sanitary sewer Septic system Other

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the answers to the attached SEPA Checklist are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



Date Submitted: 2/14/2022

SEPA RULES

SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; productions, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

[Statutory Authority: RCW [43.21C.110](#), WSR 16-13-012 (Order 15-09), § 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW [43.21C.110](#) and [43.21C.100](#) [43.21C.170]. WSR 14-09-026 (Order 13-01), § 197-11-960, filed 4/9/14, effective 5/10/14. Statutory Authority: RCW [43.21C.110](#), WSR 13-02-065 (Order 12-01), § 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]

Ecological No Net Loss Assessment Report

Prepared for

**Lin Residence
8630 N. Mercer Way
Mercer Island, WA 98040**

Prepared by



**Northwest Environmental Consulting, LLC
600 North 36th Street, Suite 423
Seattle, WA 98103
206-234-2520**

November 2021

Purpose

The purpose of this report is to fulfill the requirements of City of Mercer Island Municipal Code (MICC) 19.07.110 Shoreline Master Program by assessing overall project impacts and proposed mitigation to determine if the project meets the “No Net Loss” General Regulation of the Shoreline Master Program.

No Net Loss is defined as “An ecological concept whereby conservation losses in one geographic or otherwise defined area are equaled by conservation gains in function in another area.”

Permits are being applied for a dock extension with a new platform lift, boat lift, and dual jet ski lift.

Location

The subject property is located at 8630 N Mercer Way (King County parcel number 8106100105) in the City of Mercer Island, Washington (see Appendix A – Sheet A1.0). The parcel is on the waterfront of Lake Washington, a shoreline of the state, that contains several endangered fish species listed under the Endangered Species Act and Washington State designated priority fish species.

Project Description

The work on the dock will include a 5-foot-10-inch wide by 37-foot-10-inch long extension connecting a 97-foot long by 5-foot-10-inch wide extension waterward from shore to the main dock. The extension will require driving 20 8-inch steel piles. ThruFlow grated decking will be used on the 786 square foot extension. The new 160-square-foot platform lift will also use ThruFlow decking. The new watercraft lift and platform lift will be located away from shore in water 6 to 9 feet deep and the new jet ski lift will be in water 3 to 4 feet deep. The Jet ski lifts will be placed approximately 50 feet from shore and the remainder of the work will be waterward of the proposed jet ski lifts. Project drawings are included in Attachment A.

During construction, a floating boom will surround the work barge and dock. (See Appendix A – Sheets A6.0)

A shoreline vegetation plan is proposed, that will add one native conifer trees and 15 native deciduous trees and shrubs. These shoreline plantings will provide shade and allow allochthonous material to enter the lake along the shoreline and improve shoreline conditions (see Appendix A – Sheet A7.0).

Approach

Northwest Environmental Consulting LLC (NVEC) biologist Brad Thiele conducted a site visit on November 10, 2021 to evaluate conditions on site and adjacent to the site. NVEC also consulted the following sources for information on potential critical fish and wildlife habitat along this shoreline:

- Washington Department of Fish and Wildlife (WDFW): Priority Habitats and Species online database (<http://apps.wdfw.wa.gov/phsontheweb/>)

- WDFW SalmonScape online database of fish distribution and ESA listing units (<https://apps.wdfw.wa.gov/salmonscape/>)
- Mercer Island GIS online database (<https://chgis1.mercergov.org/Html5Viewer/Index.html?viewer=PubMaps&viewer=PubMaps>)

Site Description

The subject property is a shoreline tract in a residential neighborhood. It has shoreline on its northern boundary with single-family homes to the east and west along the shoreline and waterward of the parcel.

The only existing structures on the property are the house, and the existing wood decked dock, existing moorage cover, and a small gazebo on the beach.

The shoreline is beach with lawn landward of the sand and gravel beach. The substrate of the lake is sand with some Eurasian milfoil starting about 50 feet from shore. Vegetation along the shore includes a few clumps of hard stem bulrush planted in the beach and a single clump rooted below the waterline about 10 feet from shore on the north side of the dock.

The neighboring properties are similar in shoreline conditions and have docks. See attached photos.

Species Use

WDFW's PHS mapping and SalmonScape mapping tools show the following salmonid species using Lake Washington for migration and/or rearing: residential coastal cutthroat (*Oncorhynchus clarkii*), winter steelhead (*O. mykiss*), Dolly Varden/bull trout (*Salvelinus malma*), sockeye salmon (*O. nerka*), fall Chinook (*O. tshawytscha*), coho salmon (*O. kisutch*), and kokanee (*O. nerka*). The SalmonScape database maps the site as accessible to the Endangered Species Units (ESU) of Threatened Chinook and steelhead. Juveniles migrate and may rear in the waters near the project when traveling from spawning sites on other lake tributaries to the lake's outlet at the Hiram M. Chittenden Locks. The project site is accessible to any fish migrating or rearing in the lake. The shoreline is mapped as a sockeye salmon spawning location.

Priority Habitats and Species mapping, maps a forested scrub/shrub wetland east of the project about 100 feet away. Review of aerial photography of the site shows a lawn, patio and pool that is actively being maintained indicating this mapping may be an error.

The Mercer Island GIS does not show any environmental layers at the location.

Project Impacts and Conservation Measurements

Direct Impacts:

Sediments: Sediment disturbance will occur below the OHWM and along the shoreline of Lake Washington during pile installation and placement of boat lifts. Additionally, the tug and barge propwash may disturb sediments temporarily when making trips to/from the site.

Impacts to sediments should be minimal from installation of the pilings and lifts and are expected to stay within State Water Quality Standards.

Shoreline: Planting additional native vegetation, especially a native cedar tree and native willow trees, will increase the habitat functions of the shoreline by creating shade along the shoreline that will be an improvement from the existing baseline habitat conditions at the project site. These plants will provide overhanging cover for fish, structural diversity for birds and wildlife, detritus for aquatic invertebrates and long-term recruitment of woody material and other allochthonous food sources. The proposed planting plan is included (see Appendix A - Sheet A7.0).

Lakebed: Installation of 20 new 8-inch diameter piles will displace 7.0 square feet of lakebed at the site.

Noise: Construction equipment will create noise audible to neighbors and in-water. Noise disturbance will be short-term and should have negligible effects on fish and wildlife in the area. Work will be completed during the in-water work window when juvenile fish are not expected to be present.

Potential spills: Short-term risks include the potential for petroleum spills that can occur with any equipment operation. The level of impact to the aquatic environment is expected to be reduced because a crew competent using spill containment measures will be on site and employ these measures should a spill occur.

Indirect Impacts:

Shading: The proposed decking will be ThruFlow grated decking. Grated decking allows more light to penetrate the waters below a dock, which can increase productivity in the water column, and reduce the full shade favored by salmonid predators. Salmonid predators are known to use hard shadowing under solid-decked docks to ambush juvenile salmonids. Reducing these hard shadows limits their ability to effectively hunt salmonids.

ThruFlow grated decking has measured performance at 43 percent light penetration (ThruFlow, 2021). Thus, the increase in lighting under the pier is effectively 57% of the area of a solid decked structure. The new extension and platform lift will cover 946 square feet. Using grated decking the effective new coverage from the pier extension will be reduced to 539 square feet.

Recreational Boating: The project supports continued recreational boating, which has been identified as a limiting factor for salmonid populations in Lake Washington. The pier will not introduce additional boating to Lake Washington, as the owners could still access the lake from a public boat launch or private moorage facility.

Other Conservation measures:

Work window: The work will be completed during the prescribed in-water work window for this area of Lake Washington (July 16 to April 30). Operating within this time frame helps protect Chinook salmon, steelhead, bull trout and other salmonid fish species by doing work when juvenile fish are not expected to be present.

Best Management Practices: Applicable BMPs will be used, such as a floating boom around the in-water work area, to contain any floating debris that may escape during construction. The barge will have a perimeter containment sock to absorb oil and grease that might inadvertently wash from the barge during construction.

Hazardous material containment materials such as spill absorbent pads and trained personnel will be required onsite during any phase of construction where machinery is in operation near

surface waters.

Conclusion

Juvenile Chinook salmon, and other salmonids, rear and migrate along the Lake Washington shoreline.

There will be temporary impacts from noise and disturbed sediments during construction. The project will cover an additional 7.0 square feet of lake bed. The dock extension and platform lift will use grated decking to minimize the effective overwater coverage to 539 square feet. The grating reduces the hard shadows favored by salmonid predators and increases productivity under the pier. Construction disturbance and the additional lifts and dock extension will degrade ecological conditions at the site.

The new personal watercraft lifts will be placed or relocated in the deepest water possible to prevent sediment disturbance during docking and castoff and away from the nearshore where juvenile salmonids are known to prefer during out migration. The new dock extension is designed to allow access to these lifts and will be constructed starting approximately 50 feet from shore.

A shoreline planting plan will be implemented and will add native trees and shrubs to the shoreline that will provide natural shading, allochthonous food sources and will eventually be a source of woody materials and will improve shoreline conditions at the site in the long-term to offset temporary construction impacts. The planting includes 9 small trees and 4 full size growing trees and 3 native shrubs.

The project will minimize construction effects on the environment by following the prescribed fish window and using applicable BMPs to prevent construction spills, turbidity, and floating debris from escaping the area. The construction crew will retrieve all dropped items from the bottom and dispose of them properly.

This project has been designed to meet current residential dock standards and will use Best Management Practices to reduce project impacts. The conservation measures are designed to improve ecological functions or prevent further degradation of habitat. All new moorage will be constructed more than 50 feet from shore. The robust planting plan will improve baseline conditions at the site **and will result in No Net Loss of ecological functions.**

Document Preparers

Brad Thiele

Biologist

27 years of experience

Northwest Environmental
Consulting, LLC (NVEC)

NVEC followed standard acceptable field methods and protocols at the time work was performed. These standards include delineation of wetland and stream boundaries, characterization, rating, functional analyses, impact assessments and mitigation of impacts. The conclusions and findings in this report are based on field observations and measurements and represent our best professional judgment and to some extent rely on other professional service firms and available site information. Within the limitations of project scope, budget, and seasonal variations, we believe the information provided herein is accurate and true to the best of our knowledge. Northwest Environmental Consulting does not warrant any assumptions or

conclusions not expressly made in this report or based on information or analyses other than what is included herein.

REFERENCES

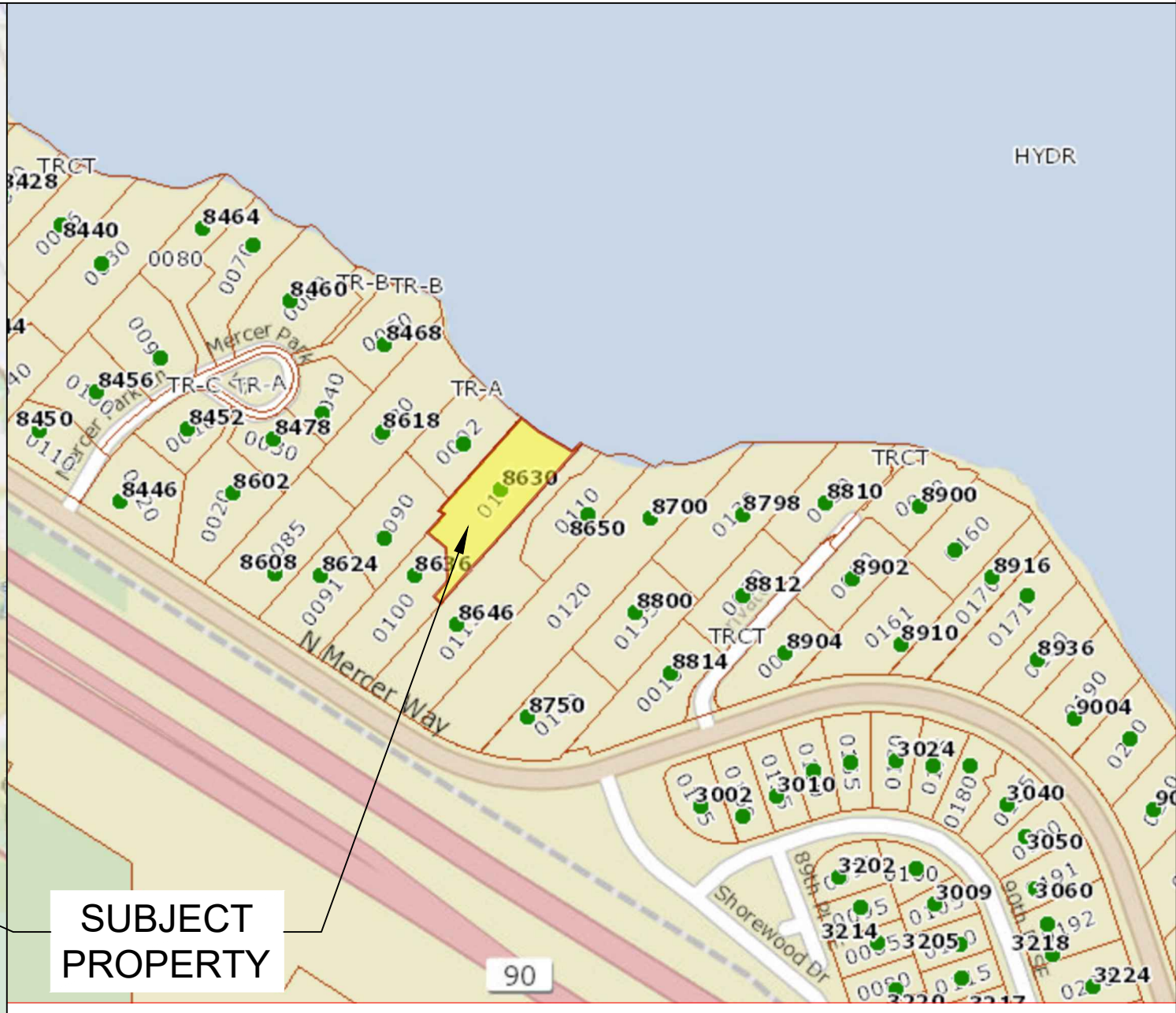
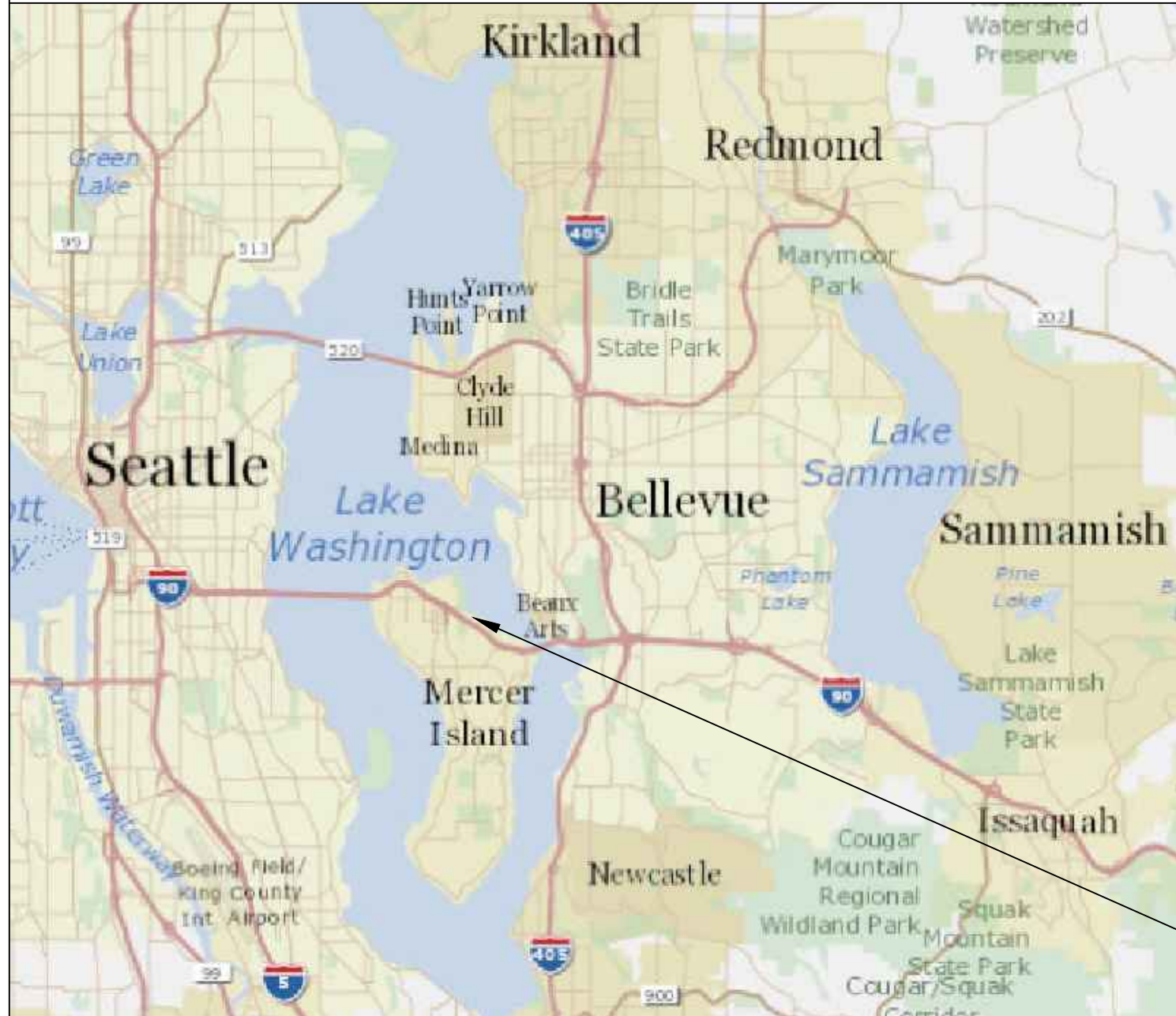
King County. 2021. King County iMap. Online database. Accessed April 2021 at <https://gismaps.kingcounty.gov/iMap/>

Washington Department of Fish and Wildlife (WDFW). 2021. Priority Habitats and Species. Online database. Accessed April 2021 at <http://apps.wdfw.wa.gov/phsontheweb/>

WDFW. 2021. SalmonScape. Online database. Accessed April 2021 at <http://apps.wdfw.wa.gov/salmonscape/>

Appendix A: Project Drawings

SITE PLAN

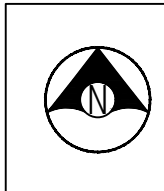


Pin: 8106100105

Legal Description: SUNNY BANK ADD POR SLY & ELY OF LN BEG ON SELY LN THOF 179.96 FT NELY FR SE COR TH N 48-30 W 14.51 FT TH N 41-30 E 25.01 FT TH ON CRV LFT RAD 22 FT C/A 46-23-27 DIST 17.81 FT TH N 04-53-27 W 41.19 FT TH N 48-30 W 36.84 FT TH N 41-30 E 39.33 FT TH N 57-08-50 W 10.11 FT TH N 41-30 E TO SH LN OF LAKE TGW SH LD ADJ AKA PARCEL B MI BLA #83-05-17 REC NO 8309159010

Plat Block:
Plat Lot: 10

LAT: 47.58493 LONG: -122.22153



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www.seabornpiledriving.com

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County: King County
Location: Lake Washington

Applicant: Lin Residence
8630 N. Mercer Way
Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919
NW Quarter Of Section 07, Township 24, Range 05

Adjacent Owners:
MORGAN MICHAEL E & LINDA R
8646 N MERCER WAY 98040
RUAN HANG+QIAOZHEN LU
8620 N MERCER WAY 98040

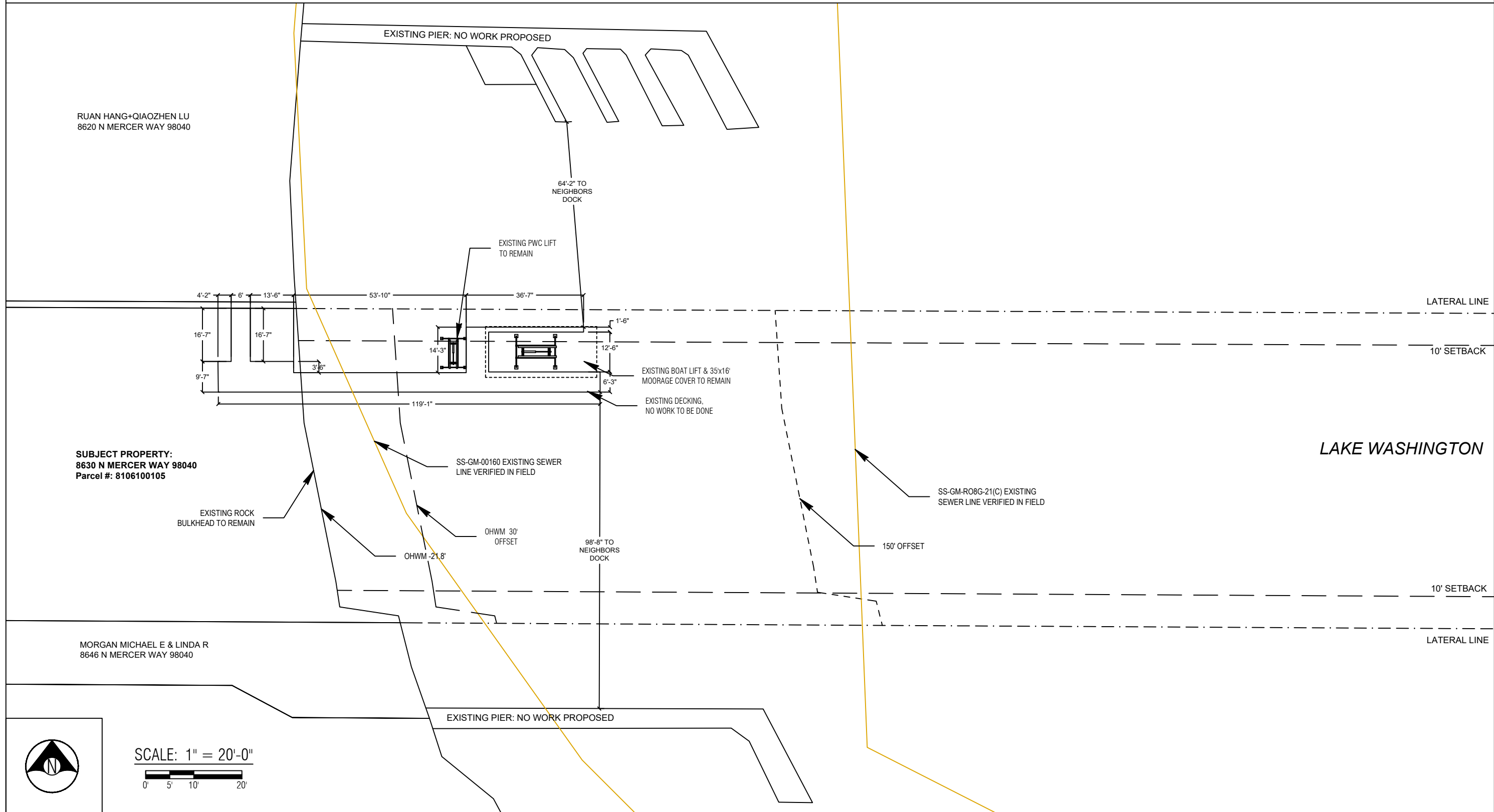
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EXISTING CONDITIONS

****CLEAN UP LAKE AROUND PROJECT****



RUAN HANG+QIAOZHEN LU
8620 N MERCER WAY 98040

SUBJECT PROPERTY:
8630 N MERCER WAY 98040
Parcel #: 8106100105

MORGAN MICHAEL E & LINDA R
8646 N MERCER WAY 98040



SCALE: 1" = 20'-0"
0' 5' 10' 20'



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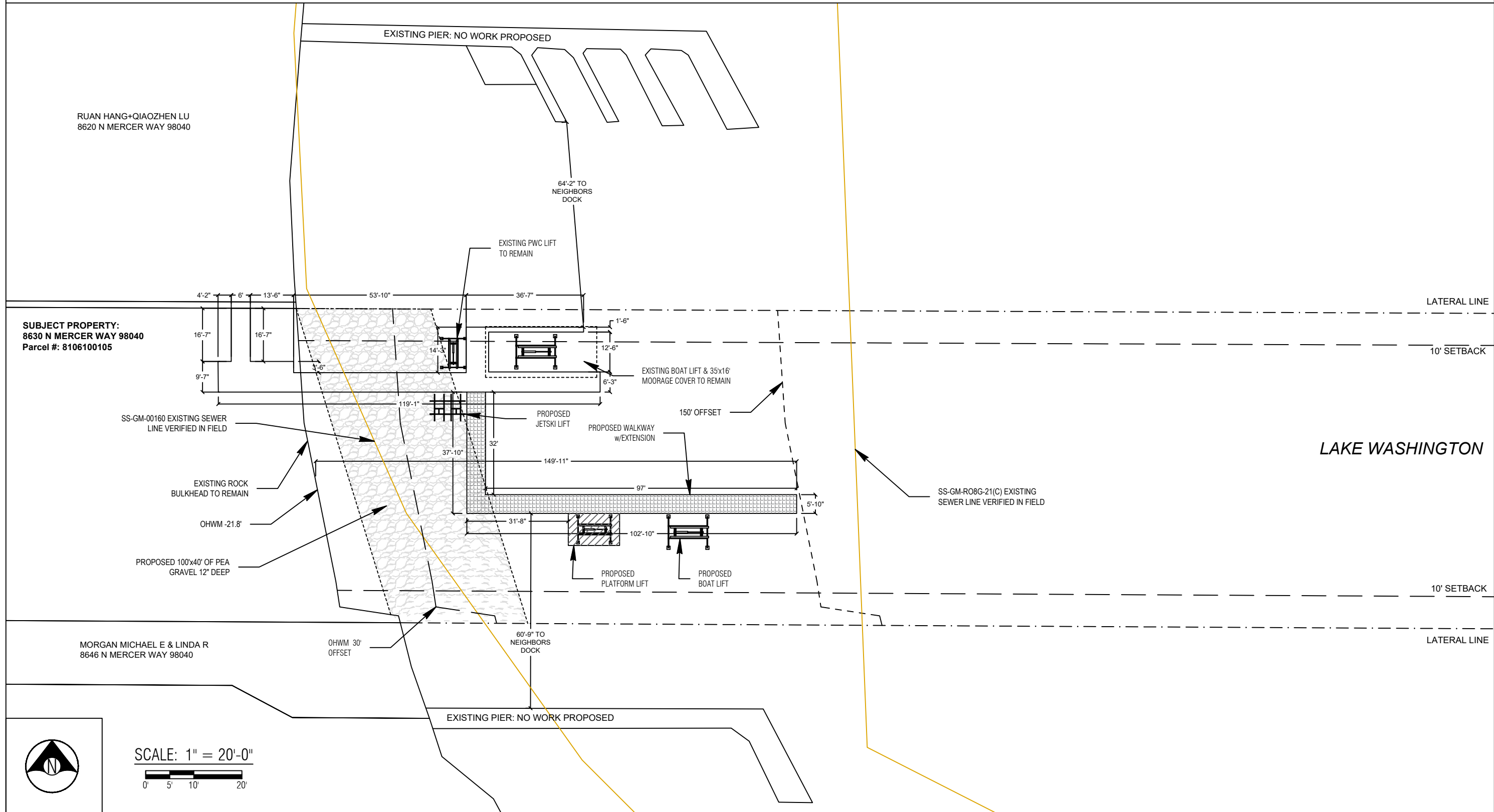
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PROPOSED CONDITIONS

****CLEAN UP LAKE AROUND PROJECT****



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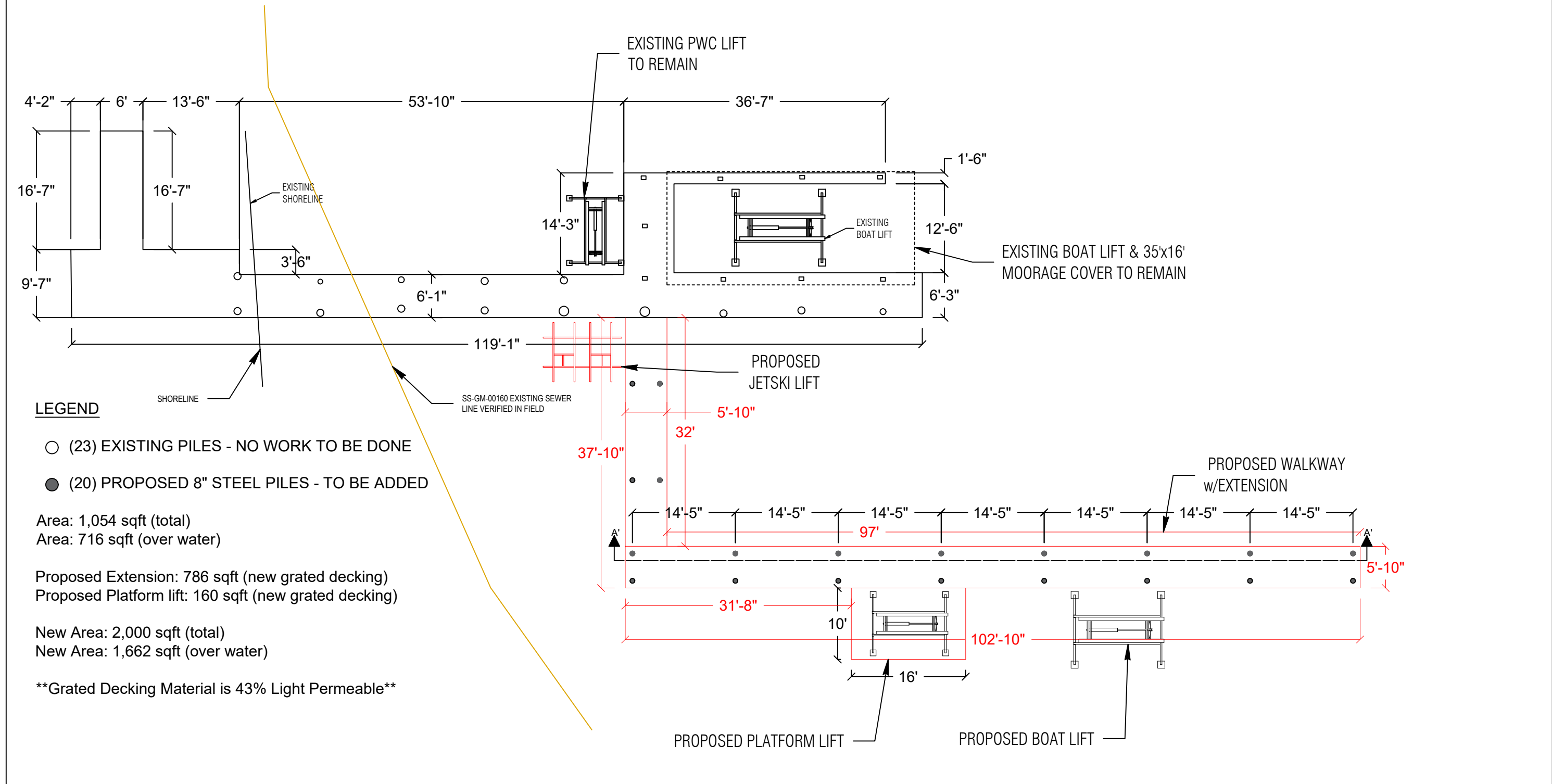


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PIER DETAILS - EXISTING/PROPOSED



PLAN VIEW



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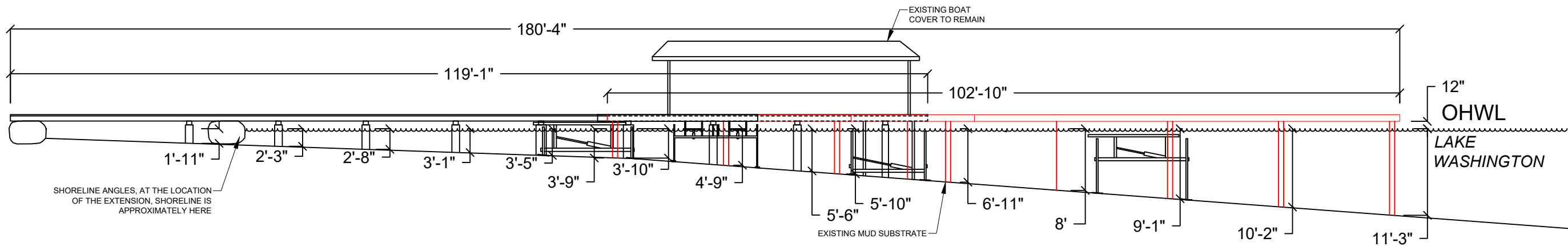
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PIER DETAILS EXISTING/PROPOSED



SECTION VIEW: A'-A'



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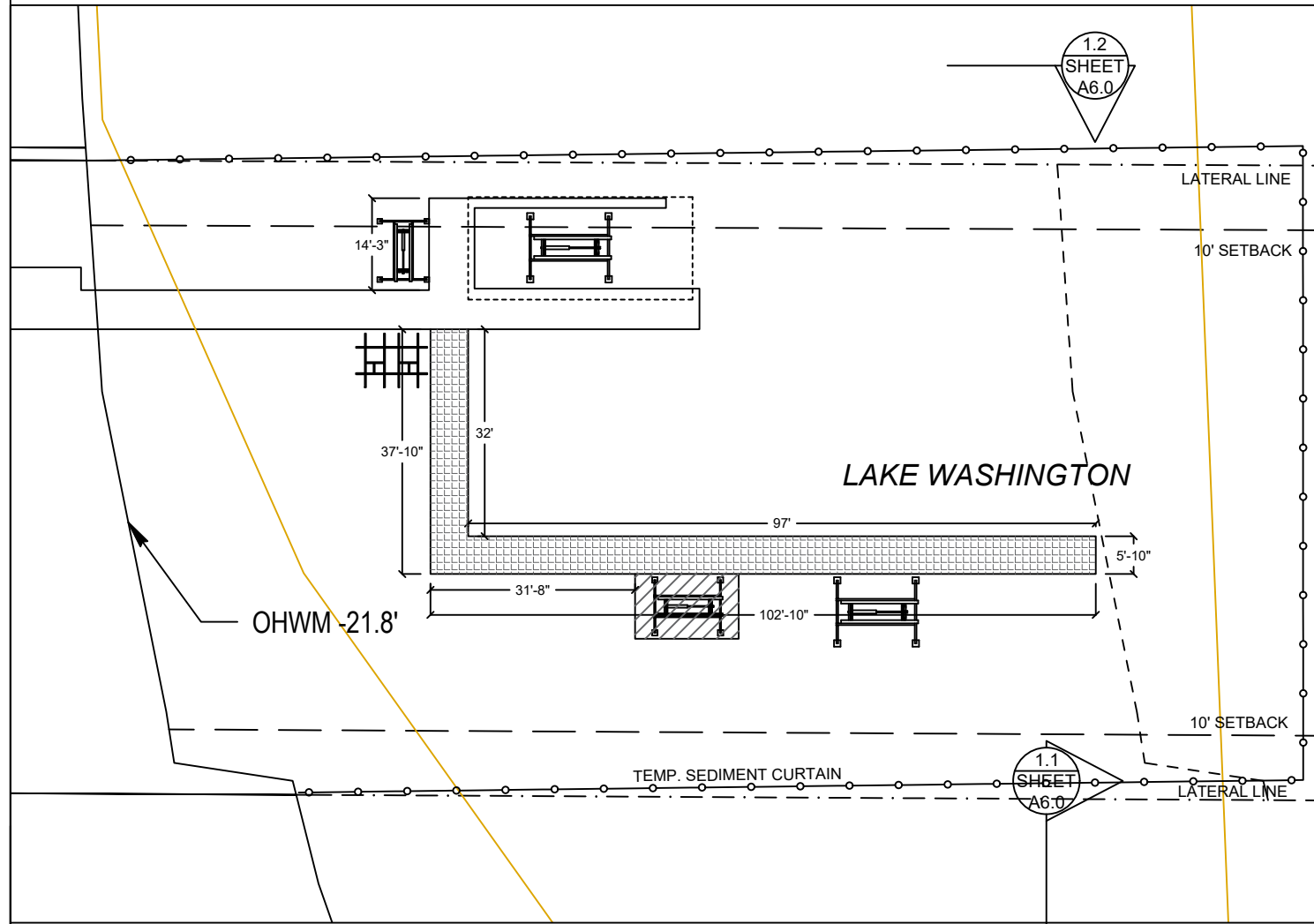
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BMP INFORMATION

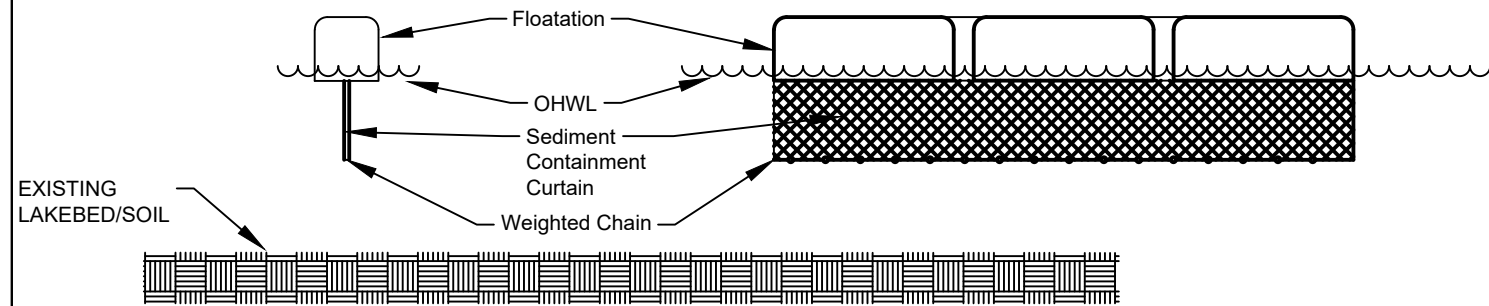


BMP NOTES:

- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
 2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
 3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
 4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
 5. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.
- B. No contamination of the marine environment shall result from project-related activities.
1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
 2. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
 3. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
 4. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
 5. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
 6. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
 7. When removing piles and other similarly treated wood, containment booms must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
 8. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment booms.
 9. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
 10. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
 11. Construction staging (including stocking of materials, etc.) will occur on the supply barge.
 12. All Exposed wood to be used on the project will be treated with a cheminite treatment.

DETAIL 1.1

DETAIL 1.2



DETAIL 1.1 & 1.2



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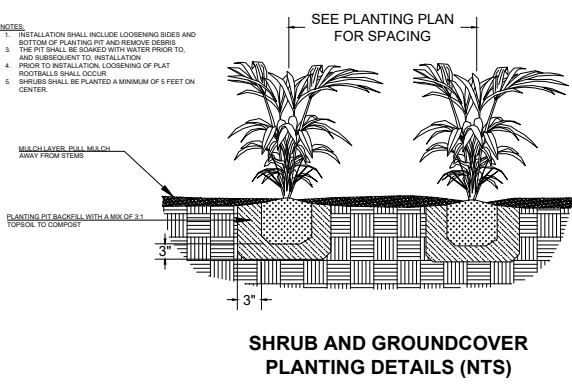
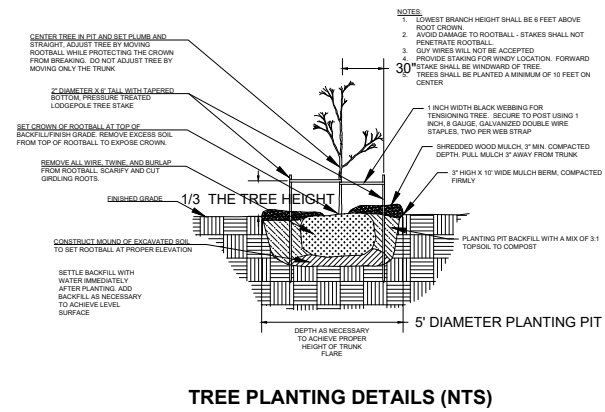
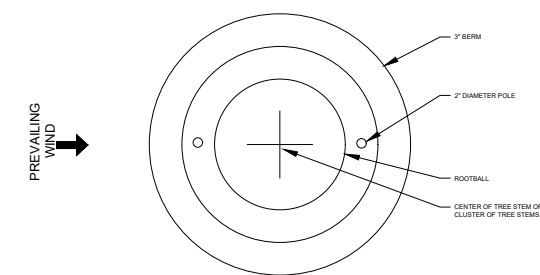
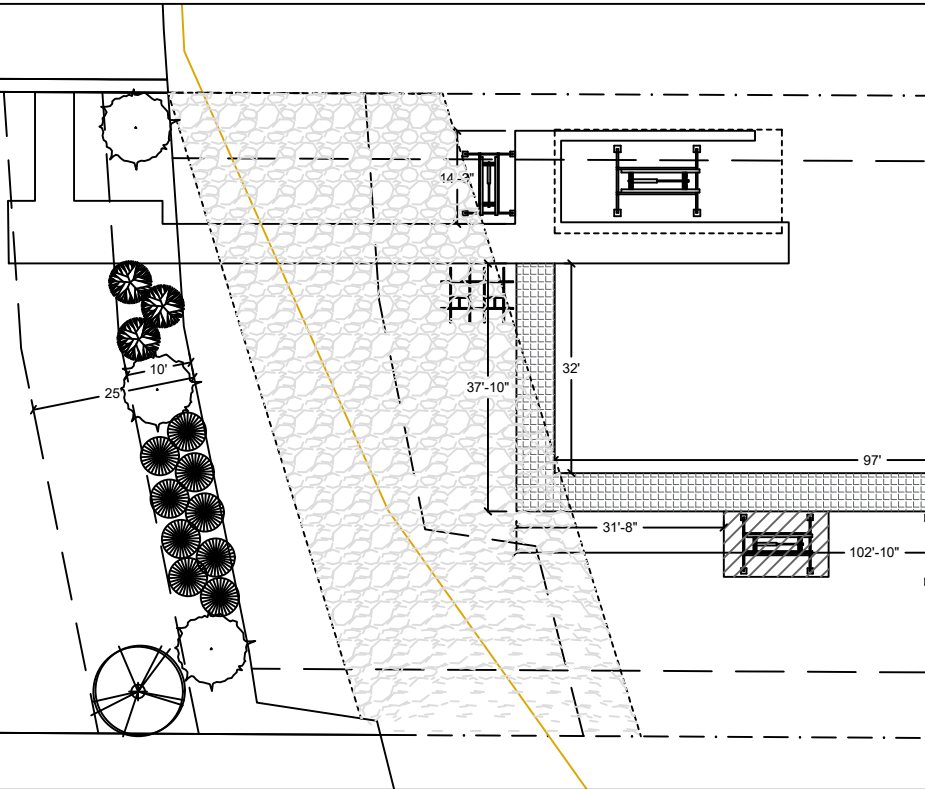
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MITIGATION PLAN



- Notes:**
1. Shrubs are show, and shall be planted, at least five feet on center. Trees are show, and shall be planted, at least ten feet to center.
 2. The property owner will implement and abide by the shoreline planting plan. The plants shall be installed before or concurrent with the work authorized by this permit. A report, as-built drawing and photographs demonstrating the plants have been installed or a report on the status of project construction will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, within 12 months from the date of permit issuance. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Report for Mitigation Work Completion form.
 3. The property owner will maintain and monitor the survival of installed shoreline plantings for five years after the U.S. Army Corps of Engineers accepts the as-built report. Installed plants shall achieve 100% survival during monitoring Years 1 and 2. Installed plants shall achieve at least 80% survival during monitoring Years 3, 4 and 5. Percent survival is based on the total number of plants installed in accordance with the approved riparian planting plan. Individual plants that die will be replaced with native riparian species in order to meet the survival performance standards.
 4. The property owner will provide annual monitoring reports for five years (Monitoring Years 1-5). Each annual monitoring report will include written and photographic documentation on plant mortality and replanting efforts and will document whether the performance standards are being met. Photos will be taken from established points and used repeatedly for each monitoring year. In addition to photos at designated points, photo documentation will include a panoramic view of the entire planting area. Submitted photos will be formatted on standard 8 1/2 x 11" paper, dated with the date the photo was taken, and clearly labeled with the direction from which the photo was taken. The photo location points will be identified on an appropriate drawing. Annual shoreline planting monitoring reports will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, by November 31 of each monitoring year. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Mitigation Planting Monitoring Report form.

PROPOSED PLANTING SPECIES/QUANTITIES

SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	<i>Thuja picatta</i>	Western Redcedar	1	3 ft
	<i>Rosa nutkana</i>	Nootka Rose	3	1 Gallon
	<i>Salix sitchensis</i>	Sitka Willow	9	1 Gallon
	<i>Salix lasiandra</i>	Pacific Willow	3	3 ft

PLANTS: Shrubs to be installed 5ft on center and trees to be installed 10ft on center.

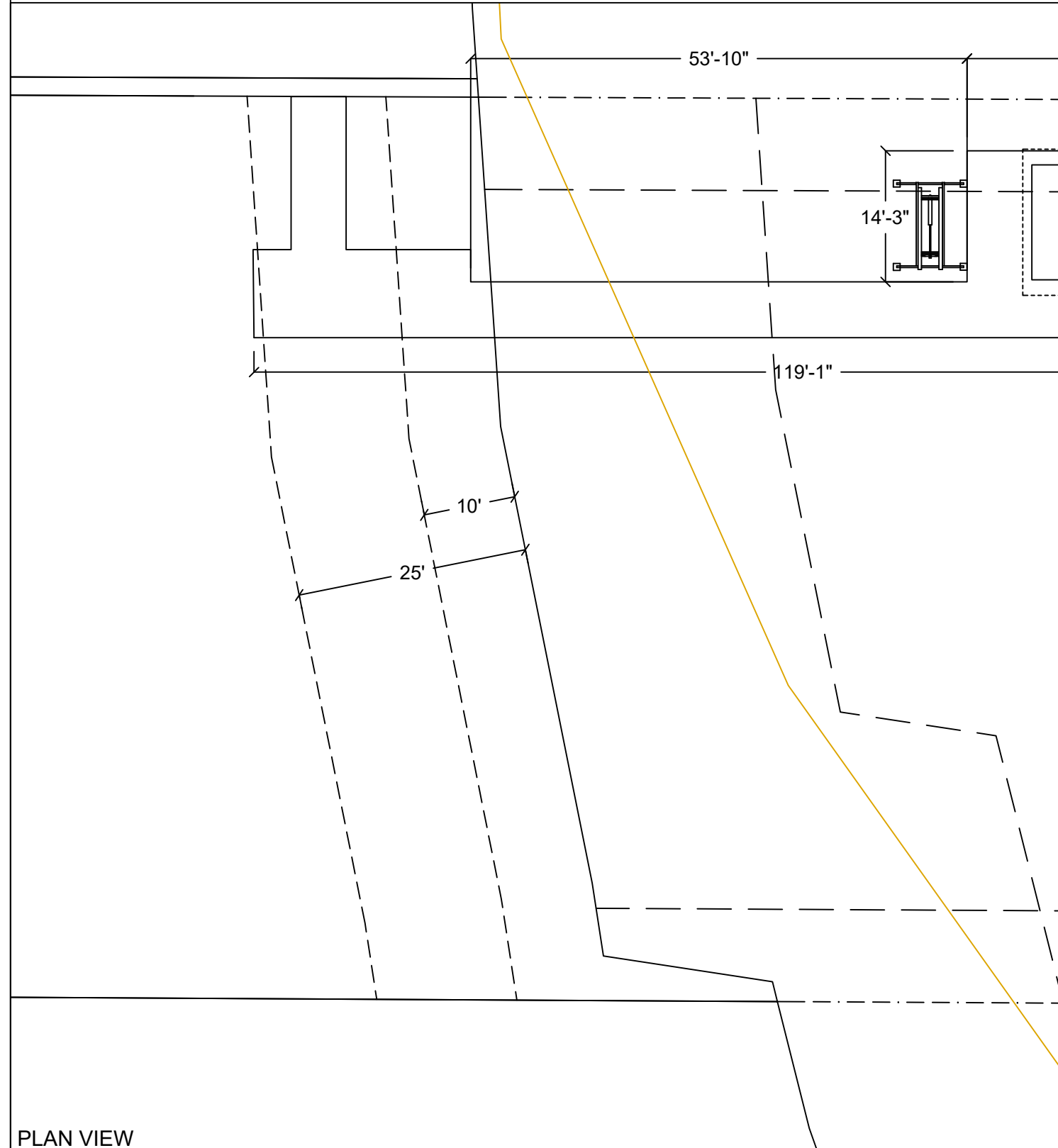


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EXISTING PLANT PLAN



NO EXISTING PLANTINGS

PLAN VIEW

EXISTING PLANTS TABLE



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GENERAL NOTES:

MATERIALS SPEC LIST:

- Boat Lifts:**
- * SL10014ARW - 146" x 191"
 - * SL8012ARW - 146" x 167"
 - * SL2008AR2D2 - 104" x 132" (dual jet ski)

Grated Decking Material: FRPP - Fiberglass reinforced polypropylene

Light permeable percentage:

- * Surface - 43%
- * 18" Dock Height - 61%

Piles:

- * All new piles are epoxy coated Steel piles *size varies, see plan set

Sewer:

- * All sewer is field verified by probing the lake bed manually during the allowed work windows for the area.

Mitigation:

- * All gravel used by Seaborn Pile Driving for coves, beaches or as mitigation will be fish friendly spawning gravel (naturally occurring water rounded aggregates) The sizes will be noted as:
 - ** 100% less than 1 inch, 85% less than 0.5 inch, and 40% less than 0.25 inch for areas outside of documented sockeye spawning zone 5/8 minus mix for spawning zones

CODE REFERENCES: Mercer Island

We are applying for the permit to be reviewed under the:

“Alternative Development Standards” per MIMC 19.13050(F)(3).

3) Alternative Development Standards. The code official shall approve moorage facilities not in compliance with the development standards in subsection (F)(1) or (F)(2) of this section subject to both U.S. Army Corps of Engineers and Washington Department of Fish and Wildlife approval to an alternate project design. The following requirements and all other applicable provisions in this chapter shall be met:

i) The dock must be no larger than authorized through state and federal approval; Ch. 19.13 Shoreline Master Program | Mercer Island City Code Page 30 of 34 The Mercer Island City Code is current through Ordinance 20C-13, passed June 16, 2020.

- Project in review with Army CORPS and WDFW

ii) The maximum width must comply with the width of moorage facilities standards specified in standards specified in subsection D of this section (Table D);

- Proposed width of the extension (over 30ft from shoreline) does not exceed 6'

iii) The minimum water depth must be no shallower than authorized through state and federal approval;

- Project in review with Army CORPS and WDFW

iv) The applicant must demonstrate to the code official’s satisfaction that the proposed project will not create a net loss in ecological function of the shorelands; and

- NNL Report Included

v) The applicant must provide 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

- Project in review with Army CORPS and WDFW and we will upload approvals upon receiving them

Mitigation Disturbance of bank vegetation shall be limited to the minimum amount necessary to accomplish the project. Disturbed bank vegetation shall be replaced with native, locally adapted herbaceous and/or woody vegetation. Herbaceous plantings shall occur within 48 hours of the completion of construction. Woody vegetation components shall be planted in the fall or early winter, whichever occurs first. The applicant shall take appropriate measures to ensure revegetation success;

Last permit issued for property: BLDG Permit
 Dock established/constructed: 1959 Sewer Easement

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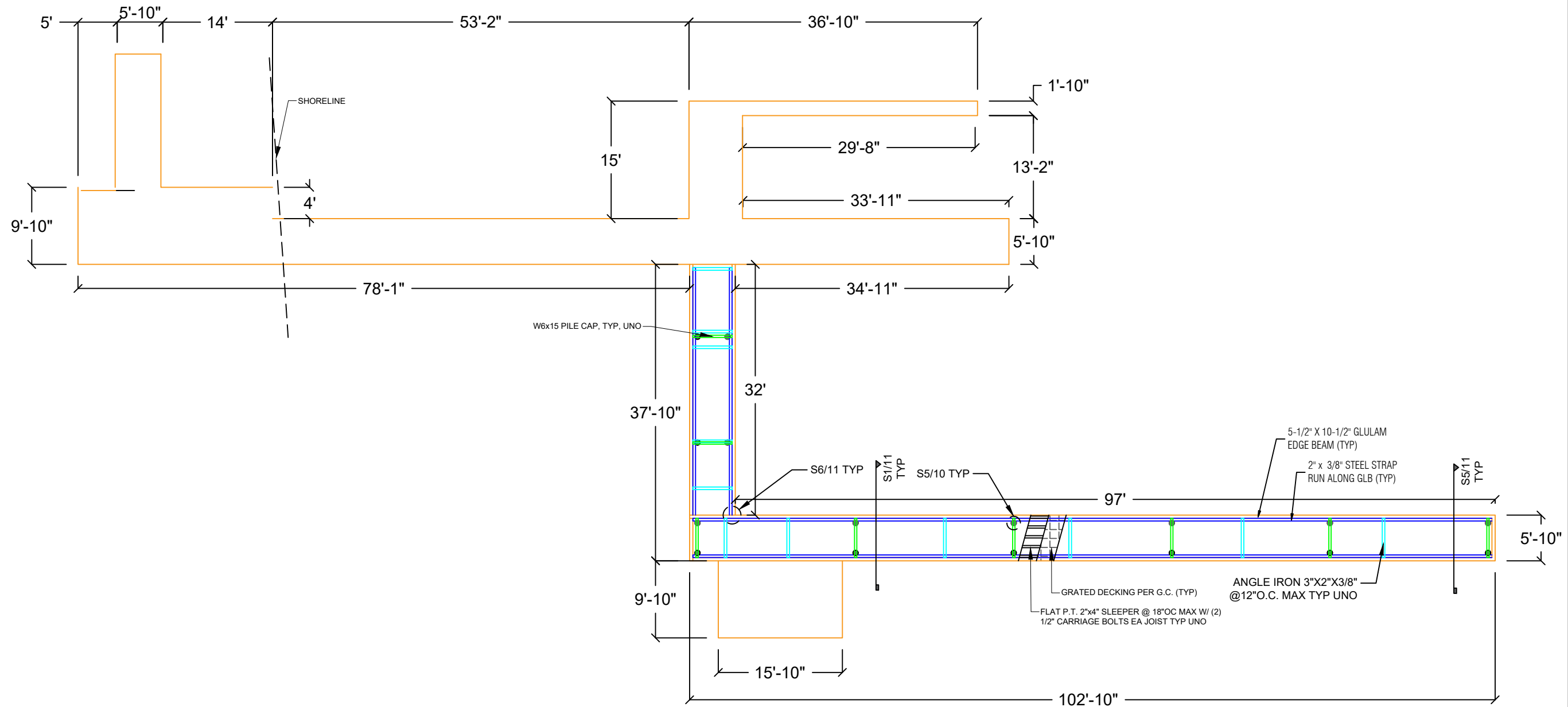


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FRAMING PLAN



PLAN VIEW



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Location: Lake Washington

Applicant: Lin Residence
8630 N. Mercer Way
Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919
NW Quarter Of Section 07, Township 24, Range 05

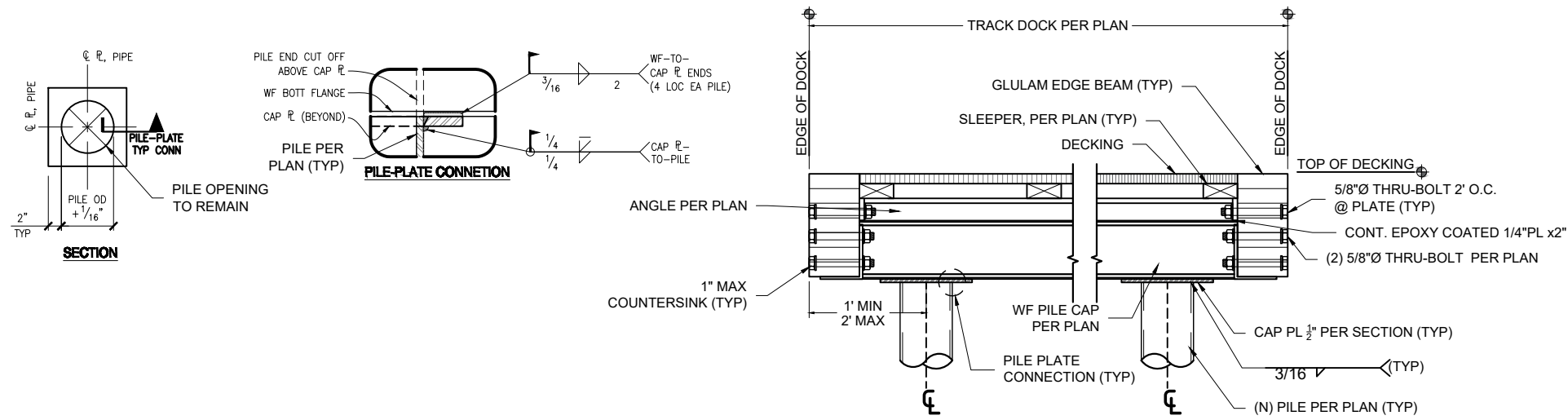
Adjacent Owners:
MORGAN MICHAEL E & LINDA R
8646 N MERCER WAY 98040

RUAN HANG+QIAOZHEN LU
8620 N MERCER WAY 98040

Created: 05-26-2021
Last Updated: 10/21/2021 7:56 AM Kelse

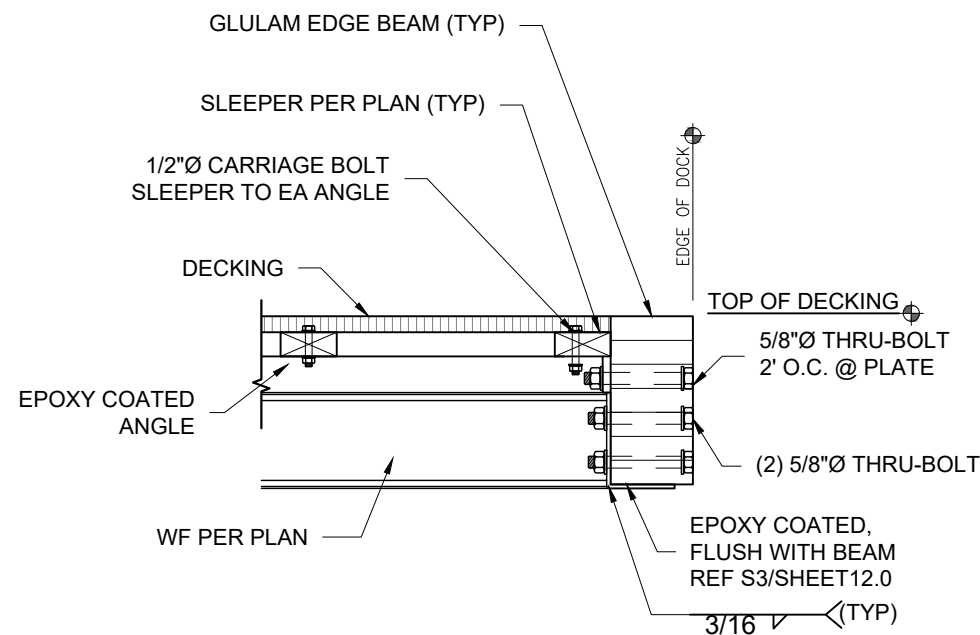
**SHEET
A10.0**

DETAILS - TRACK

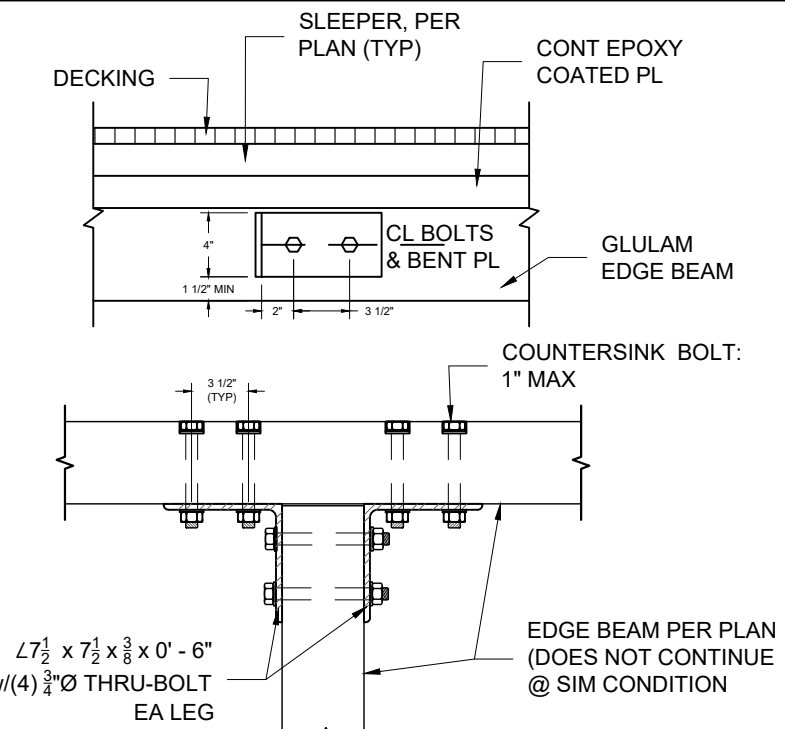


S1 DOCK SECTION w/PILES - TYP
SCALE: 1" = 1'

S3 DO NOT USE DETAIL



S5 EDGE SECTION (STEEL TRACK) - TYP
SCALE: 1" = 1'



S6 BEAM TO BEAM - TYP
SCALE: 1" = 1'

S4 DO NOT USE DETAIL



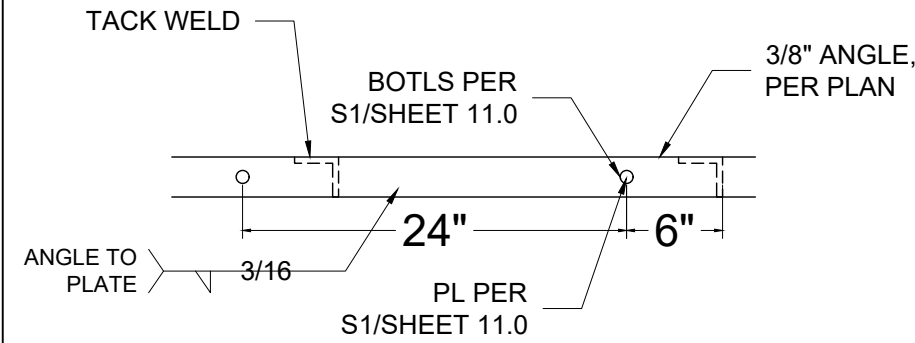
Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119
Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

Scope of Work: We propose to install (20) new 8" steel piles, a walkway & extension with grated decking material. We will also install a platform lift, a boat lift and a dual jetski lift.

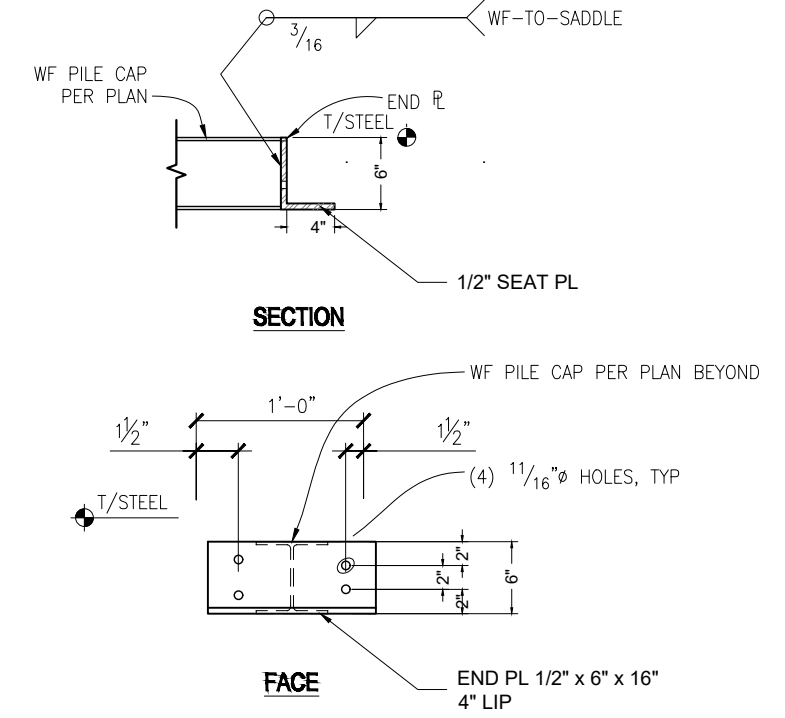
County: King County
Location: Lake Washington
Applicant: Lin Residence
8630 N. Mercer Way
Mercer Island, WA 98040
Datum: CORPS OF ENGINEERS 1919
NW Quarter Of Section 07, Township 24, Range 05
Adjacent Owners:
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RUAN HANG+QIAOZHEN LU
8620 N MERCER WAY 98040
Created: 05-26-2021
Last Updated: 10/21/2021 7:56 AM Kelse

DETAILS - TRACK

S1 DO NOT USE DETAIL



S2 ANGLE TO PLATE - TYP
SCALE: 1" = 1"



S3 BEAM SADDLE BRACKET
SCALE: 3/4" = 1"

S4 DO NOT USE DETAIL

S5 DO NOT USE DETAIL

S6 DO NOT USE DETAIL



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Scope of Work: We propose to install (20) new 8" steel piles, a walkway & extension with grated decking material. We will also install a platform lift, a boat lift and a dual jetski lift.

County: King County
Location: Lake Washington

Applicant: Lin Residence
8630 N. Mercer Way
Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919
NW Quarter Of Section 07, Township 24, Range 05

Adjacent Owners:
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RUAN HANG+QIAOZHEN LU
8620 N MERCER WAY 98040

SHEET
A12.0

Appendix B: Site Photographs



Photo 1 - Existing dock looking waterward.



Photo 2 - Existing dock looking landward.



Photo 3 - Shoreline conditions looking East.



Photo 4 - Shoreline conditions looking West.



Photo 5 - Shoreline conditions offsite to the east.



Photo 6 - Shoreline conditions offsite to the west.

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



Pre-Application Meeting (PRE21-058)

An Intake Screening is required in addition to a Pre-Application Meeting. A Pre-Application Meeting does not replace the required Intake Screening. This meeting is to provide guidance and information include prior to formal submittal.

Summary:

Site Location:	8630 N Mercer Way	Parcel Number	8106100105
Lot Size:	21,300	Zoning:	R-15 (Single Family)
Brief Project Description:	Install 20 new 8" steel piles, a walkway and extension with grated decking material. Install a platform lift, boatlift and a dual jet ski lift.	Documents Provided:	Plan set, No Net Loss Report, SEPA Checklist
Applicant Information:			
Name:	Melina Lin	Email:	Melinalin48@gmail.com
Phone:			206-686-9886
Second Pre-application Meeting Required:	Not Applicable		N/A

Applicant Questions:

Is the submitted material correct to move forward with the SHL & SEPA?

Staff Response: It appears that the existing PWC lift to remain may not have been permitted. Please provide documentation that this lift was legally installed.
Please provide documentation on why 12" of gravel is proposed in the nearshore area.
Please provide a water depth affidavit verifying the water depth at the end of the proposed dock expansion.

Review Comments:

Civil Engineering Comments:

Civil Contact: Ruji.Ding@mercerisland.gov or 206-275-7703.

1. Show the public sewer easement for the sewer lake line on all the plans.
 2. No still piles shall be constructed in the public sewer easement.
 3. Please explain the reasons for placing the 12" deep pea gravel in the public sewer easement.
- The city will evaluate the proposal for placing the pea gravel in the public sewer easement after the detail explanation is provided.

PLEASE NOTE: These pre-application meeting notes have been prepared to assist the applicant in completing and submitting the application in a manner that complies with applicable development standards and permit processing requirements. Although care has been taken, in the event of a conflict between these notes and any applicable law, regulation or decision criteria, the latter shall prevail. The City of Mercer Island makes no warranty of any kind to the accuracy of the information contained in these notes. The information herein notwithstanding, it is the applicant's sole duty to ensure that the proposed development complies with all applicable laws, regulations and decision criteria. Neither the discussions nor the notes provided at the pre-application meeting shall bind the City in any manner or prevent the City's future application or enforcement of all laws, regulations and decision criteria.

Planning Comments:

Planning Contact: liz.thompson@mercerisland.gov

1. Shoreline
 - a. It is unclear why there is 12" of gravel proposed in the nearshore area. Please provide documentation with an explanation as to why this is proposed.
 - b. It appears that there the existing PWC lift may have been installed without a permit. Please provide documentation that shows that the existing PWC lift was legally installed.
 - c. Please provide a depth affidavit showing that the depth at the proposed location of the addition to the dock will not exceed 11.85'. (Please see MICC19.13.050 (D) Table D)
2. State Environmental Policy Act (SEPA) Review
 - a. The proposed scope of work requires SEPA review pursuant to WAC 197-11-800.
3. Non-conforming issues / items
 - a. The existing dock is nonconforming due to the width, placement within the setback, the existing covered moorage on the dock. No work is proposed to be done on the existing portion of the dock.
4. Easement:
 - a. The sewer easement runs right through the location where the 12" of gravel is proposed. Please provide documentation as to why this is proposed.
5. Application fees
 - a. Deposit due at time of application
 - b. Review time is billed hourly against the deposit; additional fees may be requested if additional review time is required.
 - c. When third-party technical review is required (e.g. geotechnical, wetland, watercourse etc.), this is billed separately, in addition to staff review time.
6. Land Use Application Process and Estimated Timeline:
 - a. Required land use approvals
 - i. Shoreline Substantial Development Permit and SEPA determination.
 - b. Summary of procedural steps
 - i. Pre-Application meeting
 - ii. Submit application electronically
 - iii. Application Completeness Check
 - iv. Notice of Application (incl. public notice via sign on site, mailing, notice in bulletin) beginning 30-day comment period; review begins
 - v. Review comments may be sent out if needed
 - vi. Notice of Decision
 - vii. Appeal period

PLEASE NOTE: These pre-application meeting notes have been prepared to assist the applicant in completing and submitting the application in a manner that complies with applicable development standards and permit processing requirements. Although care has been taken, in the event of a conflict between these notes and any applicable law, regulation or decision criteria, the latter shall prevail. The City of Mercer Island makes no warranty of any kind to the accuracy of the information contained in these notes. The information herein notwithstanding, it is the applicant's sole duty to ensure that the proposed development complies with all applicable laws, regulations and decision criteria. Neither the discussions nor the notes provided at the pre-application meeting shall bind the City in any manner or prevent the City's future application or enforcement of all laws, regulations and decision criteria.

Land use approvals are valid for a period of 2 years from the date of approval.

Land Use Decisions

Type of Review	Target
Completeness Review	4 weeks
First review	8-12 weeks
Second and subsequent reviews	6 weeks
Staff Report / Decision (following completion of review)	3-4 weeks

For more information on Land Use and Planning please refer to this useful webpage:

<https://www.mercerisland.gov/cpd/page/land-use-application-forms-and-submittal-requirements>

Regards

Liz Thompson
Planner
Community Planning & Development
City of Mercer Island

PLEASE NOTE: *These pre-application meeting notes have been prepared to assist the applicant in completing and submitting the application in a manner that complies with applicable development standards and permit processing requirements. Although care has been taken, in the event of a conflict between these notes and any applicable law, regulation or decision criteria, the latter shall prevail. The City of Mercer Island makes no warranty of any kind to the accuracy of the information contained in these notes. The information herein notwithstanding, it is the applicant's sole duty to ensure that the proposed development complies with all applicable laws, regulations and decision criteria. Neither the discussions nor the notes provided at the pre-application meeting shall bind the City in any manner or prevent the City's future application or enforcement of all laws, regulations and decision criteria.*

December 7, 2021

Page 3 of 3



Seaborn Pile Driving
1080 W. Ewing St. Bld B.
Seattle, WA 98119
permits@seabornpiledriving.com

REVIEW RESPONSE

DATE: 2/14/2022

PROJECT NAME: LIN PIER

RESPONSE TO: PRE21-058 COMMENTS

This letter is in response to the comments from pre-application PRE21-058. Below are our responses to the questions/comments from December 7th, 2021.

Civil:

1. Show the public sewer easement for the sewer lake line on all the plans.

See attached plan set.

2. No still piles shall be constructed in the public sewer easement.

No piles will be driven near the public sewer.

3. Please explain the reasons for placing the 12" deep pea gravel in the public sewer easement. The city will evaluate the proposal for placing the pea gravel in the public sewer easement after the detail explanation is provided.

The placement of gravel is proposed due to the ecological benefits it provides to the salmonoid species who migrate and spawn in the nearshore area. Placing this gravel is encouraged by the US Army Corps of Engineers as part of mitigation for dock projects on Lake Washington. It should have no impact on the public sewer line.

Planning:

1. Shoreline

a. It is unclear why there is 12" of gravel proposed in the nearshore area. Please provide documentation with an explanation as to why this is proposed.

See answer 3 above.

b. It appears that there the existing PWC lift may have been installed without a permit. Please provide documentation that shows that the existing PWC lift was legally installed.

Neither homeowner was able to provide documentation of previous permitting, so we have added permitting this PWC lift to the scope of this permit – see updated plan set.

c. Please provide a depth affidavit showing that the depth at the proposed location of the addition to the dock will not exceed 11.85'. (Please see MICC19.13.050 (D) Table D)

See attached affidavit.

2. State Environmental Policy Act (SEPA) Review

a. The proposed scope of work requires SEPA review pursuant to WAC 197-11-800.

See attached SEPA checklist.

3. Non-conforming issues / items

a. The existing dock is nonconforming due to the width, placement within the setback, the existing covered moorage on the dock. No work is proposed to be done on the existing portion of the dock.



Seaborn Pile Driving
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Seattle, WA 98119

permits@seabornpiledriving.com

The existing dock and moorage cover is legally established non-conforming as they were permitted in 1983 under a building permit and show that the moorage cover/dock extends about 4ft into the setback. The walkway was permitted at 5'-11" and we show it at 6'-1" overwater which 2" difference could be due to warped wood overtime - no work is proposed on those two existing structures.

4. Easement:

- a. The sewer easement runs right through the location where the 12" of gravel is proposed. Please provide documentation as to why this is proposed.

See answer to Civil comment #3 above.

Please let me know if I have answered your questions to your satisfaction or if I need to include more information. I want to make sure I am meeting your expectations as best as I can.

Thank you for your time,

Madison Johnson

Permit Technician

(206)-236-1700

www.seabornpiledriving.com



DEVELOPMENT SERVICES GROUP
 9611 SE 36TH ST., MERCER ISLAND, WA 98040
 P: (206) 275-7605 F: (206) 275-7725
www.mercergov.org

**SEWER LAKE LINE AFFIDAVIT
 BY PERMIT APPLICANT**

Project Address: 8630 N. Mercer Way Mercer Island WA 98040

Project / Permit Number:

Applicant Name: Melina Lin

I, Madison Johnson, certify under penalty of perjury under the laws of the state of Washington that the following is true and correct:

- I am the named applicant for the project described above; or
- If the named applicant is an entity, I am the representative of the named applicant; and
- As the representative of the applicant, I am authorized to make the herein assertions and promises on its behalf.
- The applicant has caused the City of Mercer Island's sewer lake line to be field located, and the location shown on the site plan submitted on 10/21/21 to the City of Mercer Island's Development Services Group for the project described above is the actual location of said sewer lake line within Lake Washington.
- The method and manner used to field locate the aforementioned sewer line was as follows: manual probe
- The applicant acknowledges and accepts that the applicant shall be responsible for all damages to the City of Mercer Island's sewer lake line caused by the construction of the above described project, including but not limited to damage from pile driving, grounding the barge or securing it with vertical steel shafts (spuds), and other possible impacts from the project construction.

10/25/21

 Date and Place

[Signature]

 Signature

State of Washington)
) ss.
 Count of King)

Signed or attested before me on this 27th day of October, 2021 by Madison Johnson (person signing the document).

(Seal or Stamp)



[Signature]

 Notary Name: Kelsey Meyer
 NOTARY PUBLIC in and for the
 State of Washington.
 My commission expires: 05-13-2024

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



AFFIDAVIT OF LAKE DEPTH BY PERMIT APPLICANT

Project Address: 8630 N. Mercer Way
Project/Permit Number: Not Applied yet
Applicant Name:

I, Zoe Rohaly, certify under penalty of perjury under the laws of the state of Washington that the following is true and correct:

- I am the named applicant for the project described above; or
- If the named applicant is an entity, I am the representative of the named applicant; and
- As the representative of the applicant, I am authorized to make the herein assertions and promises on its behalf.
- The applicant has field verified the water depth to be consistent with the site plan submitted on 2-8-2022 to the City of Mercer Island for the project described above. *Expected to be*
- The water depth verification took place on 5-17-2021.
- The method and manner used to field determine the aforementioned water depth was as follows:
Manual Measure in water by diver on staff

2/4/22 Seattle, WA Zoe Rohaly
Date and Place Signature

State of Washington)

) ss.

County of King)

Signed or attested before me on this 4th day of February, 2022 by Zoe Rohaly (person signing the document).

(Seal or Stamp)

Kelsey Meyer
Notary Name:

NOTARY PUBLIC in and for the State of Washington

My commission expires: 5/13/2024

