

**Project Name: Marc Chatalas – Boat Lift Installation**

**Project Address:** 2841 60<sup>th</sup> Ave SE, Mercer Island, WA 98040

**Property Owner:** Marc Chatalas

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**Project Contact:** Kristin Osterberg

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**Project Description:** The project is located at a single-family residence with a personal use pier. The project is to relocate one existing PWC lift and install one boatlift.

**Mercer Island Comment (Planner A. Leon, email 10.14.21):** *“The requirement for a no net loss plan depends on whether the standards of MICC 19.13.050(F)(1) are being met:*

*If all of the standards of MICC 19.13.050(F)(1) are being met, the project is presumed to have no net loss of ecological functions.*

*If the standards of MICC 19.13.050(F)(1) are not being met, the project will have to be reviewed under the alternative development standards for moorage facilities laid out in MICC 19.13.050(F)(3). A no net loss plan is required under MICC 19.13.050(F)(3)(iv).*

*Before you submit the application for this project, you should work through the list of development standards in MICC 19.13.050(F)(1) to make sure they are all being met. If so, a no net loss plan is not required.”*

**Please note, Waterfront Construction (WCI) responses appear below in red.**

**19.13.050 Shoreland development standards**

F. Moorage Facilities. All permits for new and expanded moorage facility, other than public access piers or boardwalks, shall meet the following standards unless otherwise exempted. Moorage facilities have the option of meeting either the development standards prescribed in subsection (F)(1) or (F)(2) of this section, or the “alternative development standards” in subsection (F)(3) of this section.

1. Development Standards for New and Expanded Moorage Facilities. A proposed moorage facility shall be presumed to not create a net loss of ecological functions pursuant to subsection (B)(2) of this section if:

i. The surface coverage area of the moorage facility is:

a. Four hundred eighty square feet or less for a single property owner;

b. Seven hundred square feet or less for two residential property owners (residential); or

c. One thousand square feet or less for three or more residential property owners;

WCI Response: Boat lift install only, no added surface coverage area.

ii. Piers, docks, and platform lifts must be fully grated with materials that allow a minimum of 40 percent light transmittance;

WCI Response: Boat lift install only, no added surface coverage area.

iii. Vegetation. The code official approves a vegetation plan that conforms to the following:

Vegetation must be planted as provided in Figure C and as follows: Within the 25-foot shoreline setback, a 20-foot vegetation area shall be established, measured landward from the OHWM. Twenty-five percent of the area shall contain vegetation coverage. The five feet nearest the OHWM shall contain at least 25 percent native vegetation coverage. A shoreline vegetation plan shall be submitted to the city for approval. The vegetation coverage shall consist of a variety of ground cover shrubs and trees, excluding nonnative grasses. No plants on the current King County noxious weed lists shall be planted within the shorelands.

Figure C: Vegetation Plan

WCI Response: Planting plan already included in previous project at this address, permit nr 2105-195. Not necessary for current project.

iv. Only docks, ramps, and boatlifts may be within the first 30 feet from the OHWM. No skirting is allowed on any structure;

WCI Response: Boat lift will be installed outside of the first 30 feet from the OHWM.

v. The height above the OHWM for docks shall be a minimum of one and one-half feet and a maximum of five feet;

WCI Response: Only boat lift install, does not apply.

vi. The first in-water (nearest the OHWM) set of pilings shall be steel, 10 inches in diameter or less, and at least 18 feet from the OHWM. Piling sets beyond the first shall also be spaced at least 18 feet apart and shall not be greater than 12 inches in diameter. Piles shall not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds. If ammoniacal copper zinc arsenate (ACZA) pilings are proposed, the applicant shall meet all of the best management practices, including a post-treatment procedure, as outlined in the amended Best Management Practices of the Western Wood Preservers. All piling sizes are in nominal diameter;

WCI Response: No pilings will be added.

vii. Any paint, stain or preservative applied to components of the dock must be leach resistant, completely dried or cured prior to installation. Materials shall not be treated with pentochlorophenol, creosote, CCA or comparably toxic compounds;

WCI Response: No paint, stain or preservative will be applied.

viii. No more than two mooring piles shall be installed per structure. Joint-use structures may have up to four mooring piles. The limits include existing mooring piles. Moorage piling shall not be installed within 30 feet of the OHWM. These piles shall be as far offshore as possible;

**WCI Response: No mooring piles will be added.**

ix. The applicant shall abide by the work windows for listed species established by the U.S. Army Corps of Engineers and Washington Fish and Wildlife; and

**WCI Response: Boat lift install will occur within the work window for listed species established by the U.S. Army Corps of Engineers and Washington Fish and Wildlife.**

x. 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.

**WCI Response: Bank vegetation will not be disturbed.**