

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 (PRE21-041)

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:	2841 60 th Ave SE	Parcel Number	217450-2780
Lot Size:	13,980 square feet	Zoning:	R-8.4 (Single Family)
Brief Project Description:	A proposal to install a new boat lift	Documents Provided:	1. Pre-Application Meeting Request Form 2. Project Description & Construction Sequence 3. Plan Set
Applicant Information:			
Name:	Amanda McIntosh	Email:	amanda@waterfrontconstruction.com
Phone:	206-548-9800		
Second Pre-application Meeting Required:	Not Applicable	Click for explanation if necessary	

Applicant Questions:

1. No questions were provided by the applicant prior to the meeting.

Review Comments:

Building Comments:

Building Contact: Gareth.Reece@mercerisland.gov.

1. Lakebed supported boat lifts do not require a building permit. Other permits may be required for installation, such as plumbing or electrical permits.
2. The shoreline application references building permit 2105-195, but that application does not address the relocation of the jet ski lift. The jet ski lift is regulated under the dock building permit since it is attached to the dock structure.

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/codes-design-criteria-research>

Planning Comments:

Planning Contact: Andrew.Leon@mercerisland.gov or 206-275-7720.

1. Shoreline

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.

August 24, 2021

Page 1 of 4

- a. This project involves the addition of a boatlift, which qualifies as an expansion to an existing moorage facility. MICC 19.13.050(F) states that all permits for new and expanded moorage facilities, 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 MICC 19.13.050(F)(1) or the alternative development standards in MICC 19.13.050(F)(3)
- b. Development Standards for New and Expanded Moorage Facilities (MICC 19.13.050(F)(1)). A proposed moorage facility shall be presumed to not create a net loss of ecological functions pursuant to MICC 19.13.050(B)(2) if:
 - i. The surface coverage area of the moorage facility is 480 square feet or less for a single property owner.
 - ii. Piers, docks, and platform lifts must be fully grated with materials that allow a minimum of 40% light transmittance.
 - iii. 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.
 - iv. Only dock, ramps, and boatlifts may be within the first 30 feet from the OHWM. No skirting is allowed on any structure.
 - v. The height above the OHWM for docks shall be a minimum of 1.5 feet and a maximum of 5 feet.
 - 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.
 - 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.
 - viii. No more than 2 moorage piles shall be installed per structure. Joint-use structures may have up to 4 mooring piles. The limits include existing mooring piles. Moorage pilings shall not be installed within 30 feet of the OHWM. These piles shall be as far offshore as possible.
 - 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.
 - 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

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- planted in the fall or early winter, whichever occurs first. The applicant shall take appropriate measures to ensure revegetation success.
- c. Alternative Development Standards. The code official shall approved moorage facilities not in compliance with the development standards in MICC 19.13.050(F)(1) or (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.
 - ii. The maximum width must comply with the width of moorage facilities standards specified in standards specified in MICC 19.13.050(D), Table D.
 - iii. The minimum water depth must be no shallower than authorized through state and federal approval.
 - 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.
 - 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.
2. State Environmental Policy Act (SEPA) Review
 - a. Please see [WAC 197-11-800](#) for information regarding categorical exemptions from SEPA.
 - b. This project is not exempt from SEPA as it involves work on lands covered by water.
 3. Non-conforming issues / items
 - a. The existing pier is nonconforming as it exceeds the width standards for piers within 30 feet of the OHWM. No work is proposed for the pier as a part of this proposal. The following information is being provided in case the pier is modified in the future.
 - i. MICC 19.13.020(A) states that overwater uses and structures, and uses and structures 25 feet landward from the OHWM, which were legally created may be maintained, repaired, renovated, remodeled and completely replaced to the extent that nonconformance with the standards and regulations of Chapter 19.13 MICC is not increased.
 - ii. MICC 19.13.020(B) states that expansions of legal nonconforming overwater structures and structures upland 25 feet from the OHWM are permitted; provided, that the expanded portion of the structure is constructed in compliance with this chapter and all other standards and provisions of the Mercer Island development regulations, including this chapter.
 4. Easement:
 - a. Sewer Lake Line Easement
 - i. The sewer lake line will need to be field located before final building permit approval.
 - ii. A sewer lake line affidavit will need to be submitted prior to building permit approval.
 5. Vesting: Please see the standards in MICC 19.15.170.
 6. 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.
 7. Land Use Application Process and Estimated Timeline:
 - a. Required land use approvals

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- i. Shoreline Substantial Development Permit
- ii. SEPA Checklist and Environmental Review
- b. Prompt for consolidated review
- c. 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
- d. Land use approvals are valid for a period of X years from the date of approval. (*Fill in years based on [MICC 19.15.150](#)*)

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

Single Family Residential	
First Review	8-12 weeks
Second Review	3 weeks
Third and subsequent reviews	2 weeks
Revisions	2-3 weeks
Express Reviews (see note below)**	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

Andrew Leon
 Planner
 Community Planning & Development
 City of Mercer Island

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