

---

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercergov.org](http://www.mercergov.org)



---

## STAFF REPORT

### SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

---

<b>Project No.:</b>	SHL22-006
<b>Description:</b>	A request for a Shoreline Substantial Development Permit with SEPA Review for the demolition of an existing 723 sf pier, construction of a new 472 sf pier, and installation of a boatlift with translucent moorage cover.
<b>Applicant / Owner:</b>	Becky Henderson (Marine Restoration) / Thomas S & Kathleen Hatsukami
<b>Site Address:</b>	9843 SE 42 <sup>nd</sup> Pl, Mercer Island, WA 98040; Identified by King County Assessor tax parcel numbers 777670-0060.
<b>Zoning District:</b>	Single Family Residential (R-9.6)
<b>Staff Contact:</b>	Molly McGuire, Planner
<b>Exhibits:</b>	<ol style="list-style-type: none"><li>1. Development Application, received by the City of Mercer Island on March 14, 2022</li><li>2. Revised Development Plan Set, dated October 30, 2022 and received November 23, 2022</li><li>3. Revised Project Narrative, received November 23, 2022</li><li>4. Revised SEPA Checklist, received November 23, 2022</li><li>5. No Net Loss Report prepared by the Watershed Company, dated November 21, 2022 and received November 23, 2022</li><li>6. SEPA Determination of Nonsignificance Issued by the City of Mercer Island on December 5, 2022</li></ol>

## INTRODUCTION

### I. Project Description

The applicant has requested approval of a Shoreline Substantial Development Permit for the demolition of an existing 723 sf L-shaped pier with a dock finger, the construction of a new 472 sf pier, and the installation of a boatlift and translucent moorage cover on the west side of the new pier. The new pier would extend 100 ft waterward from the Ordinary High Water Mark (OHWM). The first 62 ft 5 in of the new pier would be 3 ft 11.5 in wide and the remaining 38 ft would be 5 ft 11.5 in wide.

The proposal consists of the following components:

1. A request to demolish the existing pier and rebuild a new pier subject to the standards of Mercer Island City Code (MICC) 19.13.050(F)(3) Alternative Development Standards.
2. A request to install a boatlift and translucent moorage cover subject to the standards of MICC 19.13.050(E) standards for covered moorage.

## **II. Site Description and Context**

1. The proposed activity is to occur at 9843 SE 42<sup>nd</sup> Pl, Mercer Island, WA 98040. The site is designated Single Family Residential (zoned R-9.6) in the Urban Residential Environment on Mercer Island in Lake Washington pursuant to Appendix F of Title 19 of the Mercer Island City Code and described in MICC 19.13.030(B). Adjacent properties are within the R-9.6 zone and contain residential uses.

## **Findings of Fact & Conclusions of Law**

### **III. Application Procedure**

1. The application for a Shoreline Substantial Development Permit was received by the City of Mercer Island on March 14, 2022. The application was determined to be incomplete on April 4, 2022, resubmitted on April 16, 2022, and determined incomplete on April 21, 2022. The application was resubmitted again on April 21, 2022 and determined to be complete on April 26, 2022.
2. Under MICC 19.15.030, Table A, applications for Shoreline Substantial Development Permits must undergo Type III review. Type III reviews require notice of application (discussed below). A notice of decision is issued once the project review is complete.
3. The City of Mercer Island provided public notice of application for this Shoreline Substantial Development Permit, as set forth in MICC 19.15.090. The comment period for the public notice period lasted for 30 days, from May 2, 2022 to June 1, 2022. The following methods were used for the public notice of application:
  - 1) A mailing sent to neighboring property owners within 300 feet of the subject parcel.
  - 2) A sign posted on the subject parcel.
  - 3) A posting in the City of Mercer Island's weekly permit bulletin.

### **IV. State Environmental Policy Act (SEPA)**

A Determination of Nonsignificance (DNS) is being issued concurrently with the approval of this shoreline substantial development permit following the optional DNS process per Washington Administrative Code (WAC) 197-11-355 (Exhibit 6). The SEPA application is identified by City of Mercer Island project number SEP22-005.

### **V. Consistency with the Shoreline Master Program and Land Development Code**

1. MICC 19.13.050(D), Table D lists requirements for moorage facilities and development located waterward from the OHWM:
  - a. Setbacks for all moorage facilities, covered moorage, and floating platforms shall be 10 feet from the lateral line, except where the moorage facility is built pursuant to the agreement between adjoining property owners.

**Staff Analysis:** The proposed pier and covered moorage will be located greater than 10 feet from the lateral lines (Page 3, Exhibit 2); therefore, this standard is met.

- b. Setbacks for boat ramps and other facilities for launching boats by auto or hand, including parking and maneuvering space, shall be 25 feet from any adjacent private property line.

**Staff Analysis:** This site does not contain a boat ramp or other facility for launching boats. This standard does not apply.

- c. The length or maximum distance from the OHWM for moorage facilities, covered moorage, boatlifts and floating platforms shall be a maximum of 100 feet. In cases where water depth is less than 11.85 feet below the OHWM, length may extend up to 150 feet or to the point where water depth is 11.85 feet at OHWM, whichever is less.

**Staff Analysis:** The proposed pier will extend a maximum of 100 feet waterward from the OHWM (Page 3, Exhibit 2); therefore, this standard is met.

- d. The width of moorage facilities within 30 feet waterward from the OHWM shall be a maximum of 4 feet. This maximum width may increase to 5 feet if one of the following is met:

- Water depth is 4.85 feet or more, as measured from the OHWM.
- A moorage facility is required to comply with Americans with Disabilities Act (ADA) requirements.
- A resident of the property has a documented permanent state disability as defined in WAC 308-96B-010(5).
- The proposed project includes mitigation option A, B or C listed in Table E; and for replacement actions, there is either a net reduction in overwater coverage within 30 feet waterward from the OHWM, or a site-specific report is prepared by a qualified professional demonstrating no net loss of ecological function of the shorelands. Moorage facility width shall not include pilings, boat ramps and lift stations.

**Staff Analysis:** The proposed pier will be 3 feet 11.5 inches wide within 30 feet waterward from the OHWM (Page 3, Exhibit 2); therefore, this standard is met.

- e. The width of moorage facilities more than 30 feet waterward from the OHWM shall be a maximum of 6 feet. Moorage facility width shall not include pilings, boat ramps and boatlifts.

**Staff Analysis:** The proposed pier will be 5 feet 11.5 inches wide greater than 30 feet waterward of the OHWM (Page 3, Exhibit 2); therefore, this standard is met.

- f. The maximum height limits for walls, handrails and storage containers located on piers shall be 3.5 feet above the surface of a dock or pier. Ramps and gangways designed to span the area between 0 and 30 feet from the OHWM may be 4 feet above the surface of the dock or pier.

**Staff Analysis:** The elevation view shows that the proposed pier does not include walls, rails, or storage containers (Page 4, Exhibit 2). This standard does not apply.

- g. The height limit for mooring piles, diving boards and diving platforms shall be 10 feet above the elevation of the OHWM.

**Staff Analysis:** This site does not contain mooring piles, diving boards, or diving platforms. This standard does not apply.

- h. The minimum water frontage for a dock used by one single-family lot on the shoreline is 40 feet.

**Staff Analysis:** The proposed pier would be located on a single-family lot with water frontage of approximately 88 feet; therefore, this standard is met.

- i. Covered moorage is permitted on single-family residential lots subject to the following:
  - i. Maximum height above the OHWM: 16 feet; 16 to 21 feet subject to criteria of MICC 19.13.050(E)(1).

**Staff Analysis:** The proposed moorage cover extends approximately 8 feet above the OHWM (Page 4, Exhibit 2). This standard is met.

- ii. Location/area requirements: The covered portion of a moorage shall be restricted to the area lying within a triangle as illustrated in Figure A (MICC 19.13.050(E)), except as otherwise provided in subsection (E)(1) of this section.

**Staff Analysis:** The proposed covered moorage is located outside of the area lying within the triangle (Page 3, Exhibit 2). See below.

- iii. 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:
    - Will not constitute a hazard to the public health, welfare, and safety, or be injurious to affected shoreline properties within the vicinity;
    - Will constitute a lower impact for abutting property owners; and
    - Is not in conflict with the general intent and purpose of the SMA, the shoreline master program and the development code.

**Staff Analysis:** The proposed covered moorage is not located outside of the triangle. This standard does not apply.

- iv. 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.

**Staff Analysis:** The covered moorage has an area of approximately 240 square feet; therefore, this standard is met.

- v. Covered moorage shall have open sides.

**Staff Analysis:** The moorage cover has open sides (Page 4, Exhibit 2). This standard is met.

- vi. Prohibited in semi-private recreational tracts and noncommercial recreational areas.

**Staff Analysis:** The proposed covered moorage is not located on a semi-private recreational tract or a noncommercial recreational area. This standard does not apply.

- vii. Translucent coverings are required.

**Staff Analysis:** Aerial imagery shows that the existing moorage cover is not transparent. The new moorage will have a translucent canopy cover (Page 4, Exhibit 2). This standard is met.

3. MICC 19.13.050(F) states that 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.

**Staff Analysis:** The applicant has requested that the proposal be reviewed under MICC 19.13.050(F)(3) Alternative development standards.

4. MICC 19.13.050(F)(3) lists alternative development standards for new or expanded moorage facilities. The code official shall approve moorage facilities not in conformance 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:

- a. The dock must be no larger than authorized through state and federal approval.

**Staff Analysis:** As conditioned, the applicant must obtain any applicable permits for this project from federal and state agencies prior to building permit issuance; therefore, this standard will be met.

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

**Staff Analysis:** The proposed pier would be 3 feet 11.5 inches within 30 feet waterward of the OHWM and 5 feet 11.5 inches greater than 30 feet from the OHWM; therefore, this standards is met.

- c. The minimum water depth must be no shallower than authorized through state and federal approval.

**Staff Analysis:** As conditioned, the applicant must obtain any applicable permits for this project from federal and state agencies prior to building permit issuance; therefore, this standard will be met.

- d. 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.

**Staff Analysis:** The applicant has submitted a No Net Loss Report prepared by the Watershed Company finding that the proposed project will result in a net ecological gain of shoreland functions; therefore, this standard has been met.

- e. 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.

**Staff Analysis:** As conditioned, the applicant must obtain any applicable permits for this project from federal and state agencies, including the U.S. Army Corps of Engineers and the Washington State Department of Fish and Wildlife, prior to building permit issuance; therefore, this standard will be met.

## CONDITIONS OF APPROVAL

1. The project proposal shall be in substantial conformance with Exhibit 2 and all applicable development standards contained within Mercer Island City Code (MICC) Chapter 19.13.
2. The applicant shall obtain any permits from state and federal agencies that are applicable to this project. The applicant is also responsible for documenting any required changes in the project proposal due to conditions imposed by any applicable local, state and federal government agencies.

3. Construction shall not be authorized, nor may begin within twenty-one days of the date of filing of the decision as defined in RCW 90.58.140(6).
4. A City of Mercer Island Building Permit may be required for construction of this project proposal. The Building Official may require an appropriate performance bond in an amount to be determined prior to Building Permit issuance to ensure all required vegetation installation is completed in compliance with applicable code requirements.
5. Construction of this project proposal shall only occur during approved fish windows by local, state, and/or federal government agencies. The applicant is responsible for obtaining permit approvals from all state and federal agencies.
6. Construction of this project proposal shall only occur during approved construction hours by the City of Mercer Island and/or as otherwise restricted by the Building Official.
7. The applicant shall provide the City with documentation of approval of the project from the U.S. Army Corps of Engineers and the Washington Department of Fish and Wildlife. This documentation shall be received by the City prior to issuance of building permits for this project.
8. The applicant shall provide the City with an affidavit prior to **permit issuance**. The affidavit shall state that the applicant has field located the sewer lake line and the location on the site plan (as revised) is the actual location within Lake Washington. The affidavit shall acknowledge that the applicant is responsible for any damages to the sewer lake line caused by the construction. **Please note:** Damage can occur from pile driving, grounding the barge or securing it with vertical steel shafts (spuds), and other possible impacts from the project.
9. The applicant shall provide the City with development plans that reflect the field verified location of the sewer lake line pre-construction prior to **permit issuance**. If the lakebed is being disturbed, please contact Fish and Wildlife and the U.S. Army Corps of Engineers, as a permit may be required. **Please note:** Field verification should be performed with due care as the sewer lake line is pressurized in some locations and the pipe material could be prone to damage.

The applicant shall provide development plans based upon a pre-construction field survey locating the sewer lake line, and shall deliver the results to the City in one of the formats listed below, ranked from top to bottom, (a) being the top preferred method:

- a. A hand-drawn or plotted as-built of the lake line location with accurate distance measurements to multiple visible and permanent reference points. Reference points can include dock corners, utilities, structures, stairs, etc.
- b. A CAD file including the lake line and surveyed area in WGS-1984 or Washington State Plane North coordinate systems.
- c. A CAD file including the lake line and surveyed area in an assumed coordinate system, including multiple visible and permanent reference points.
- d. A list of coordinates denoting the lake line location, in WGS-1984 or Washington State Plane North coordinate systems.
- e. If none of the above options are viable, the City will consider reasonable efforts to provide field verification of the sewer lake line. Possible constraints that may make field verification nonviable includes, but is not limited to, the following: if the sewer pipe is too deep to locate or if there are fish window constraints.

If a coordinate system is used, the survey must be performed using high accuracy GPS or total station (half-foot accuracy). This **excludes** cellphone or handheld GPS surveys.

10. The applicant shall inform the Mercer Island Maintenance Department at (206) 275-7608 of the anticipated start date of in-water work prior to commencement of construction.
11. Piles, floats or other structures in direct contact with water shall not be treated or coated with toxic substances harmful to the aquatic environment. Chemical treatment of structures shall comply with all applicable state and federal regulations. Any pollutants entering Lake Washington shall be reported immediately to the Department of Ecology. N.W. Regional Office: (425) 649-7000 and the City of Mercer Island (206) 275-7605.
12. Construction or substantial progress toward construction of a development for which a permit has been granted must be undertaken within two years after the approval of the permit or the permit shall terminate. The code official shall determine if substantial progress has been made. A single extension before the end of the time limit, with prior notice to parties of record, for up to one year, based on reasonable factors may be granted.

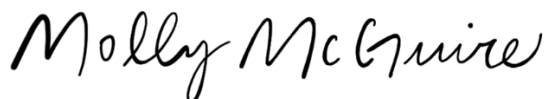
#### **DEVELOPMENT REGULATION COMPLIANCE – DISCLOSURE**

1. The applicant is responsible for obtaining any required permits or approvals from the appropriate Local, State, and Federal Agencies. The applicant is responsible for meeting the conditions are required by the agencies pursuant to MICC 19.13.010(E) and 19.13.040.
2. All required permits must be obtained prior to the commencement of construction.

#### **DECISION**

Based upon the above noted Findings of Fact and Conclusions of Law, Shoreline Substantial Development Permit application SHL22-006, as depicted in Exhibit 2, is hereby **APPROVED**. This decision is final, unless appealed in writing consistent with adopted appeal procedures, MICC 19.15.130(A), and all other applicable appeal regulations.

**Approved this 5<sup>th</sup> day of December, 2022**



---

**Molly McGuire**  
**Planner**  
**Community Planning & Development**  
**City of Mercer Island**



# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercergov.org](http://www.mercergov.org)



### CITY USE ONLY

PROJECT#	RECEIPT #	FEE

Date Received:

Received By:

### DEVELOPMENT APPLICATION

STREET ADDRESS/LOCATION 9843 SE 42nd Place, Mercer Island, WA 98040		ZONE Single-Family
COUNTY ASSESSOR PARCEL #'S 7776700060		PARCEL SIZE (SQ. FT.) 16025 sq. ft. (lot size)
PROPERTY OWNER (required) Tom Hatsukami	ADDRESS (required) 9843 SE 42nd Place Mercer Island, WA 98040	CELL/OFFICE (required) (206) 661-2314 E-MAIL (required) thatsukami@msn.com
PROJECT CONTACT NAME Marine Restoration & Construction LLC, Becky Henderson / Jessica Miller (for permitting only)	ADDRESS PO Box 208 Fall City, WA 98024	CELL/OFFICE 206.571.5993/425.576.8661 E-MAIL becky@marinellc.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.

*Marine Restoration & Construction LLC  
Jessica Miller (Agent for Permitting only)*  
SIGNATURE

*3/8/22*  
DATE

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

The proposed work entails repairing the existing pier in the same size and configuration. Install new cedar fascia and add ACZA treated intermediate stringers for structural integrity.

Replace the solid wood decking of the existing pier and install Thru-Flow plastic grated decking over the entirety of the structure.

Replace and relocate existing boatlift and canopy cover into slip to bring location back into conformity.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

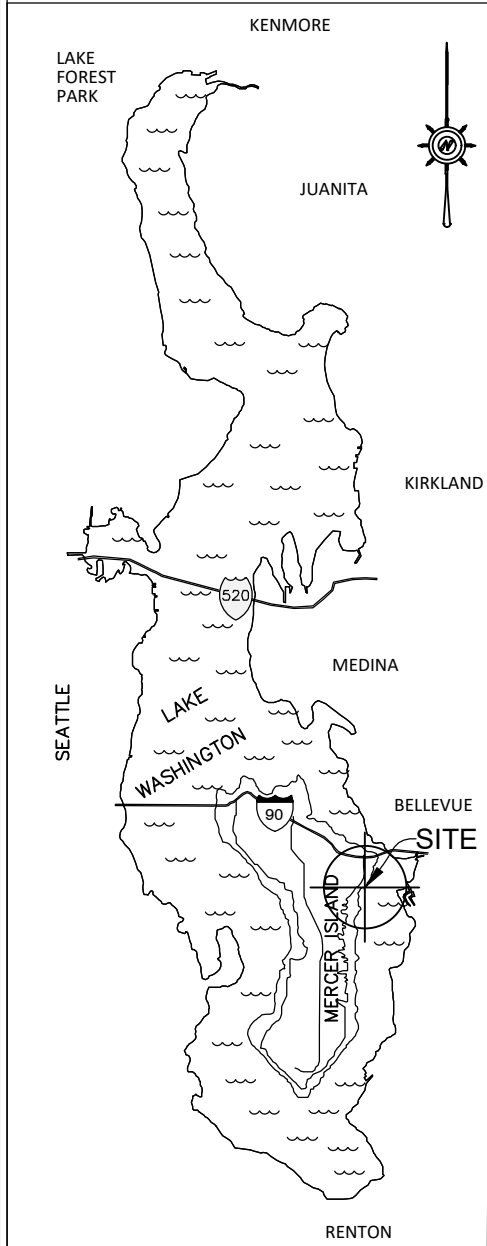
**Project scope revised on November 23, 2022 - Demolition of an existing 723 sf pier, construction of a new 427 sf pier, and installation of a boatlift with translucent canopy (Molly McGuire, Planner)**

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



# HATSUKAMI PIER REPAIR



**PROPOSED:**  
 REMOVE THE EXISTING PIER. REMOVE CREOSOTE PILING BY EXTRACTION. CONSTRUCT THE NEW PIER WITH THRU-FLOW GRATED DECKING.

**PURPOSE:**  
 TO MAINTAIN MOORAGE INTEGRITY.

**APPLICANT:**  
 THOMAS HATSUKAMI

**SITE ADDR:**  
 9843 SE 42ND PL  
 MERCER ISLAND, WA 98040

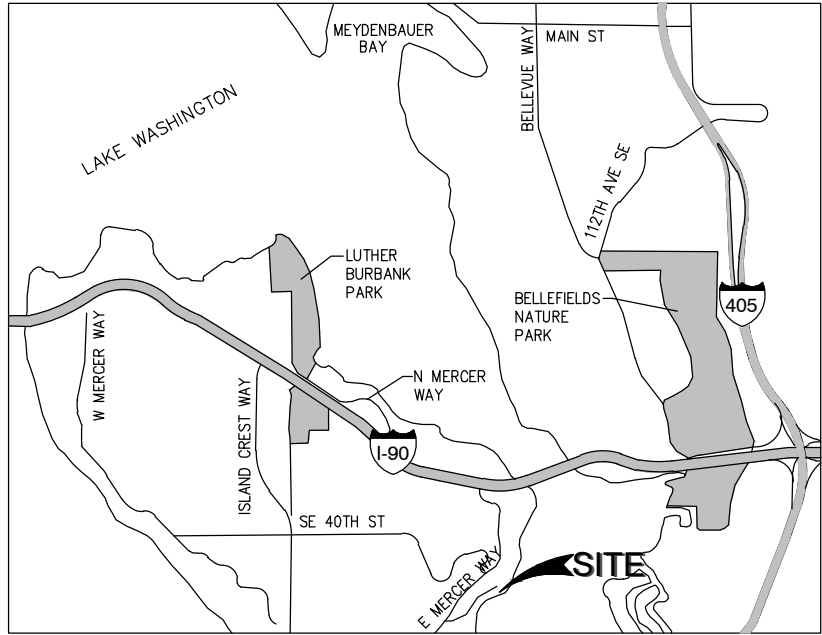
**MAIL ADDR:**  
 SAME AS ABOVE

**ADJACENT PROPERTY OWNERS:**

- 1.) GOONEWARDENE, HOWARD  
 9839 SE 42ND PL  
 MERCER ISLAND, WA 98040
- 2.) TRACT LOT  
 NONE LISTED

**LOCAL JURISDICTION:**  
 THE CITY OF MERCER ISLAND

LAKE MAP/NO SCALE



**VICINITY MAP**

NOT TO SCALE



1/4 SEC: NE-18-24-5

LAT: 47.57069

LONG: -122.20585

**LEGAL DESCRIPTION:**

(PARCEL No. 7776700060)

SHORERIDGE ADD & SH LDS ADJ LESS BEG MOST SLY COR TH N 17 DEG 55 MIN 44 SEC W ALG W LN 142.12 FT TO ANGLE PT IN SD LN TH ALG SD LN N 27 DEG 05 MIN 49 SEC W 26.64 FT TH S 88 DEG 28 MIN 12 SEC E 15.38 FT TH S 27 DEG 05 MIN 49 SEC E 20.35 FT TH S 17 DEG 55 MIN 44 SEC E 143.20 FT TH W ALG SH TO POB

**SHEET INDEX:**

- 1. COVER PAGE
- 2. EXISTING SITE PLAN
- 3. EXISTING PLAN VIEW & PROPOSED PLAN VIEW
- 4. EXISTING FRAMING/ELEVATION VIEW & PROPOSED FRAMING/ELEVATION VIEW
- 5. EXISTING SECTION DETAILS PROPOSED SECTION DETAILS
- 6. CONSTRUCTION DETAILS.
- 7. VEGETATION PLAN

**REVISED:**  
 10-30-22

PAGE 1 of 7

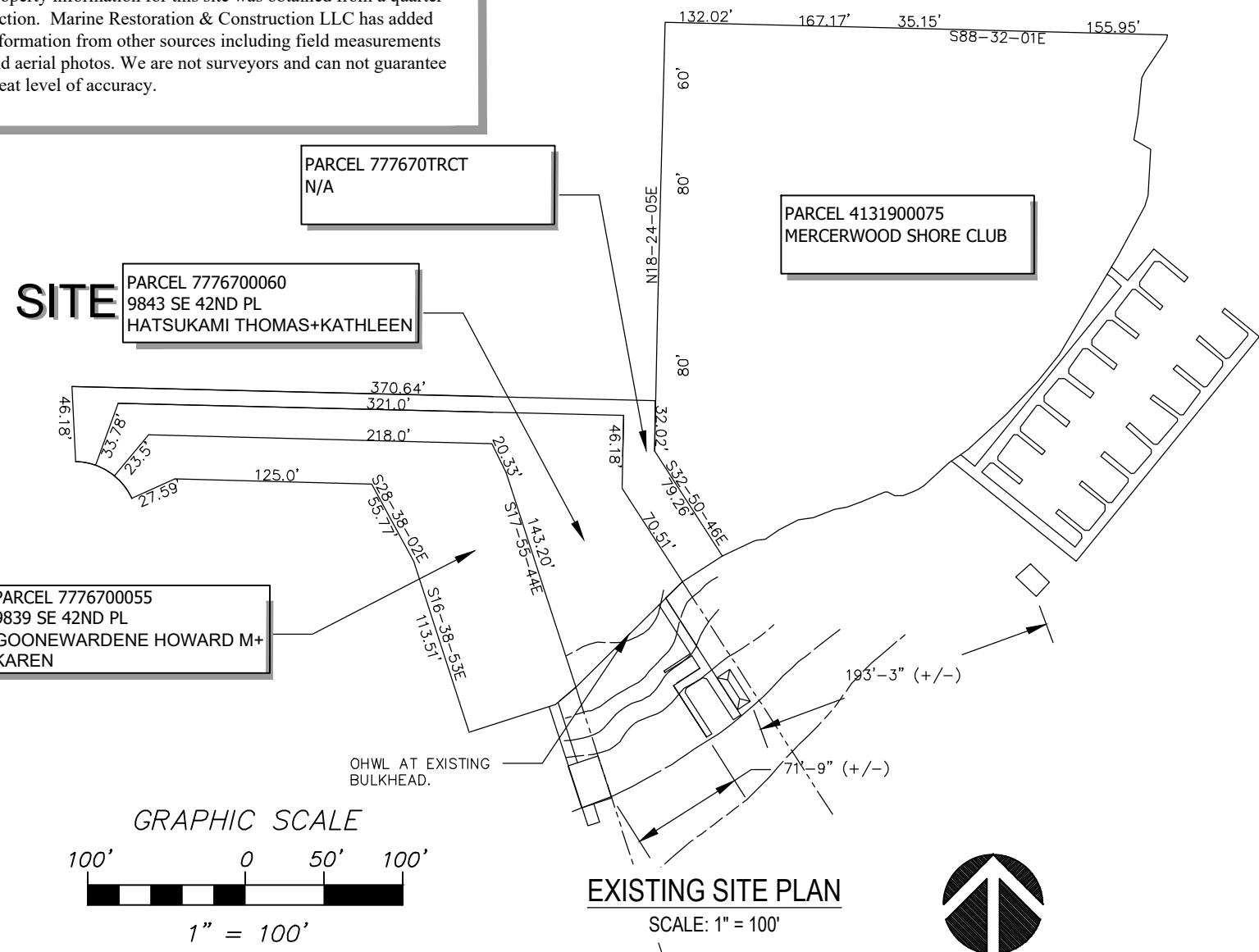


## MARINE RESTORATION & CONSTRUCTION LLC

P.O. 208, Fall City, WA 98024 PHONE: (425) 576-8661  
 E-MAIL: INFO@MARINELLC.COM

THIS DRAWING IS PROPERTY OF MARINE RESTORATION & CONSTRUCTION LLC AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT

**NOTE:**  
 Property information for this site was obtained from a quarter section. Marine Restoration & Construction LLC has added information from other sources including field measurements and aerial photos. We are not surveyors and can not guarantee great level of accuracy.



**REVISED:**  
 10-30-22



# MARINE RESTORATION & CONSTRUCTION LLC

P.O. 208, Fall City, WA 98024 PHONE: (425) 576-8661  
 E-MAIL: INFO@MARINELLC.COM

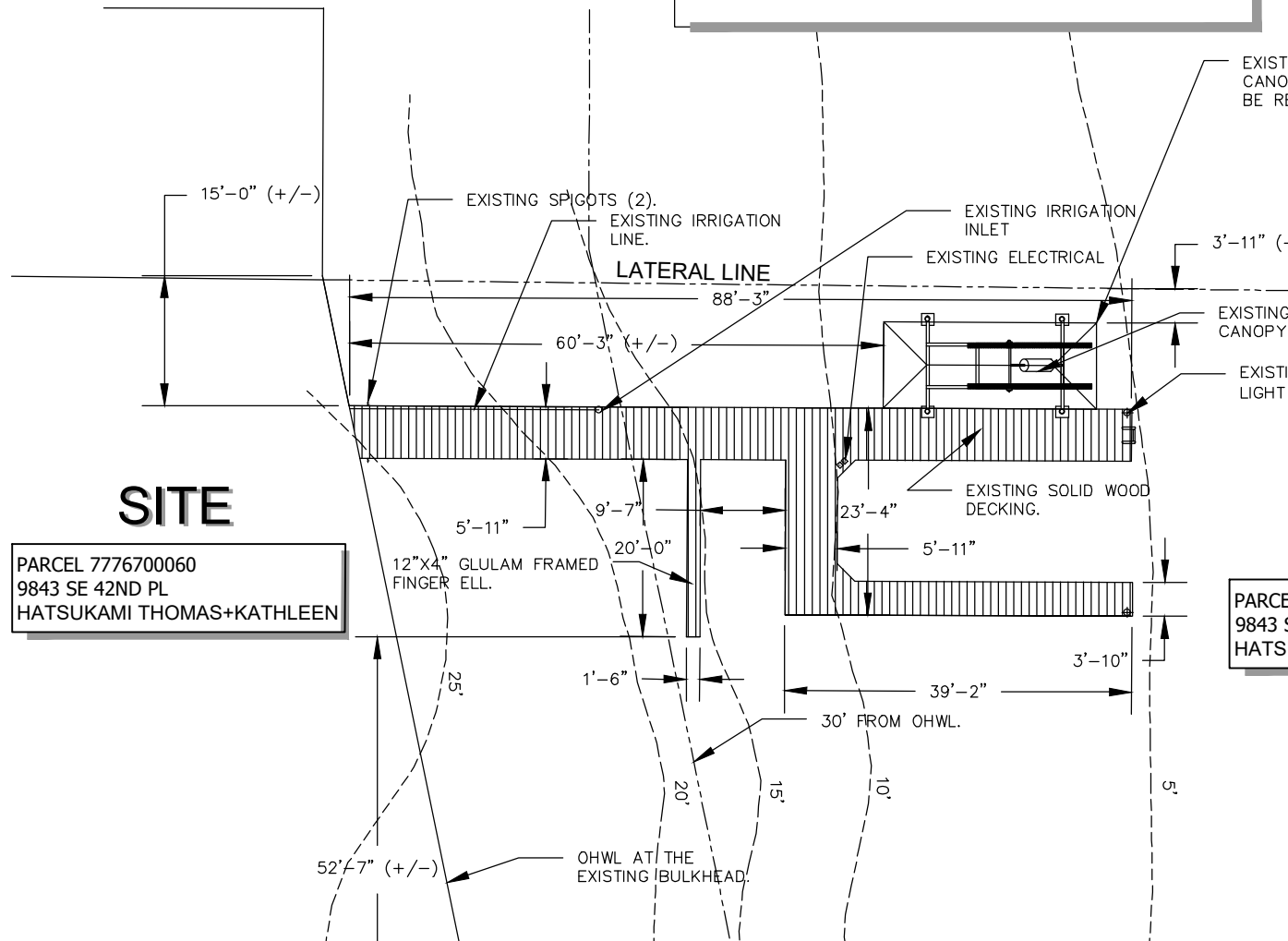
THIS DRAWING IS PROPERTY OF MARINE RESTORATION & CONSTRUCTION LLC  
 AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT

PLOT DATE: 1 November 2022

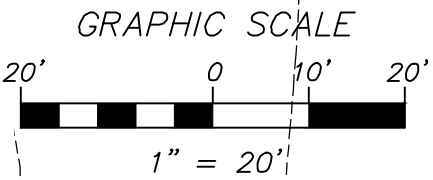
**NOTE:**  
 Property information for this site was obtained from a quarter section. Marine Restoration & Construction LLC has added information from other sources including field measurements and aerial photos. We are not surveyors and can not guarantee great level of accuracy.

**WORK DESCRIPTION:**  
 REMOVE EXISTING PIER. REMOVE EXISTING CREOSOTE TREATED PILING BY EXTRACTION. DRIVE (12) 6" DIAMETER EPOXY COATED PILING. CONSTRUCT A PIER WITH GALVANIZED STEEL CAPS, ACZA TREATED STRINGERS AND GLULAM SIDES. INSTALL LEGACY THRU-FLOW PLASTIC GRATED DECKING (43% OPEN SPACE) OVER THE ENTIRE STRUCTURE. INSTALL A FREESTANDING ALUMINUM BOATLIFT AND TRANSLUCENT CANOPY.  
 EXISTING PIER SQUARE FOOTAGE: 723 SQ. FT.  
 PROPOSED PIER SQUARE FOOTAGE: 472 SQ. FT.  
 BOATLIFT AND CANOPY SQUARE FOOTAGE: 260 SQ. FT.

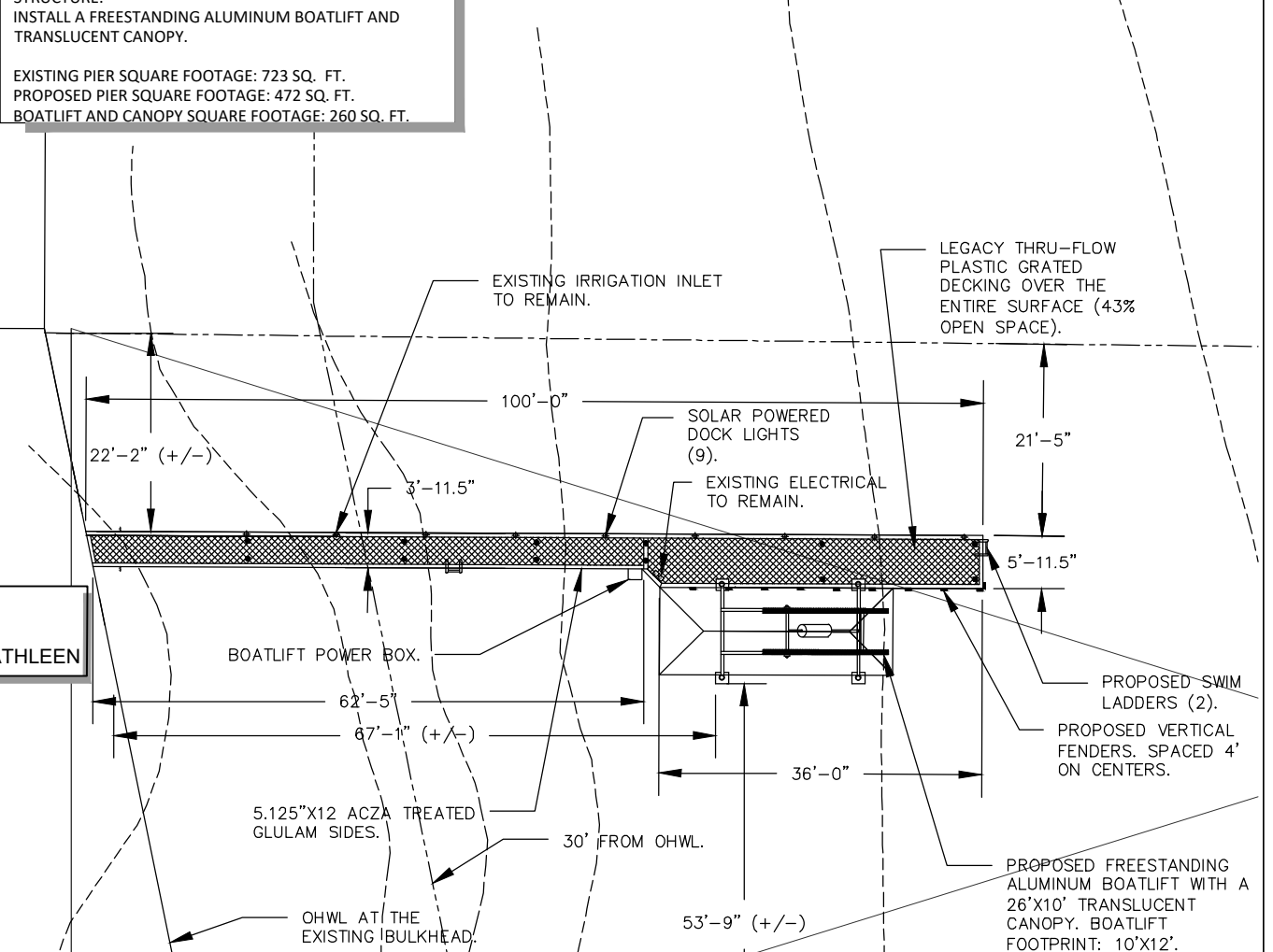
**NOTE:**  
 THE PORTION OF THE WORK INVOLVING THE REMOVAL AND DISPOSAL OF CREOSOTE PILES WILL BE HANDLED COMPLETELY SEPARATE FROM THE CONTRACTOR DOING ALL OTHER ASPECTS OF THE WORK AND WILL BE HANDLED BY THE KING COUNTY MITIGATION RESERVES PROGRAM.



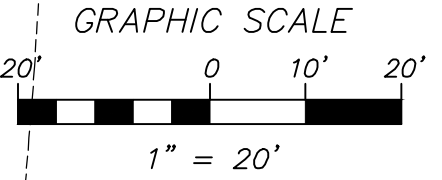
**EXISTING PLAN VIEW**  
 SCALE: 1" = 20'



**SITE**  
 PARCEL 7776700060  
 9843 SE 42ND PL  
 HATSUKAMI THOMAS+KATHLEEN



**PROPOSED PLAN VIEW**  
 SCALE: 1" = 20'



**REVISED:**  
 10-30-22



# MARINE RESTORATION & CONSTRUCTION LLC

P.O. 208, Fall City, WA 98024 PHONE: (425) 576-8661  
 E-MAIL: INFO@MARINELLC.COM

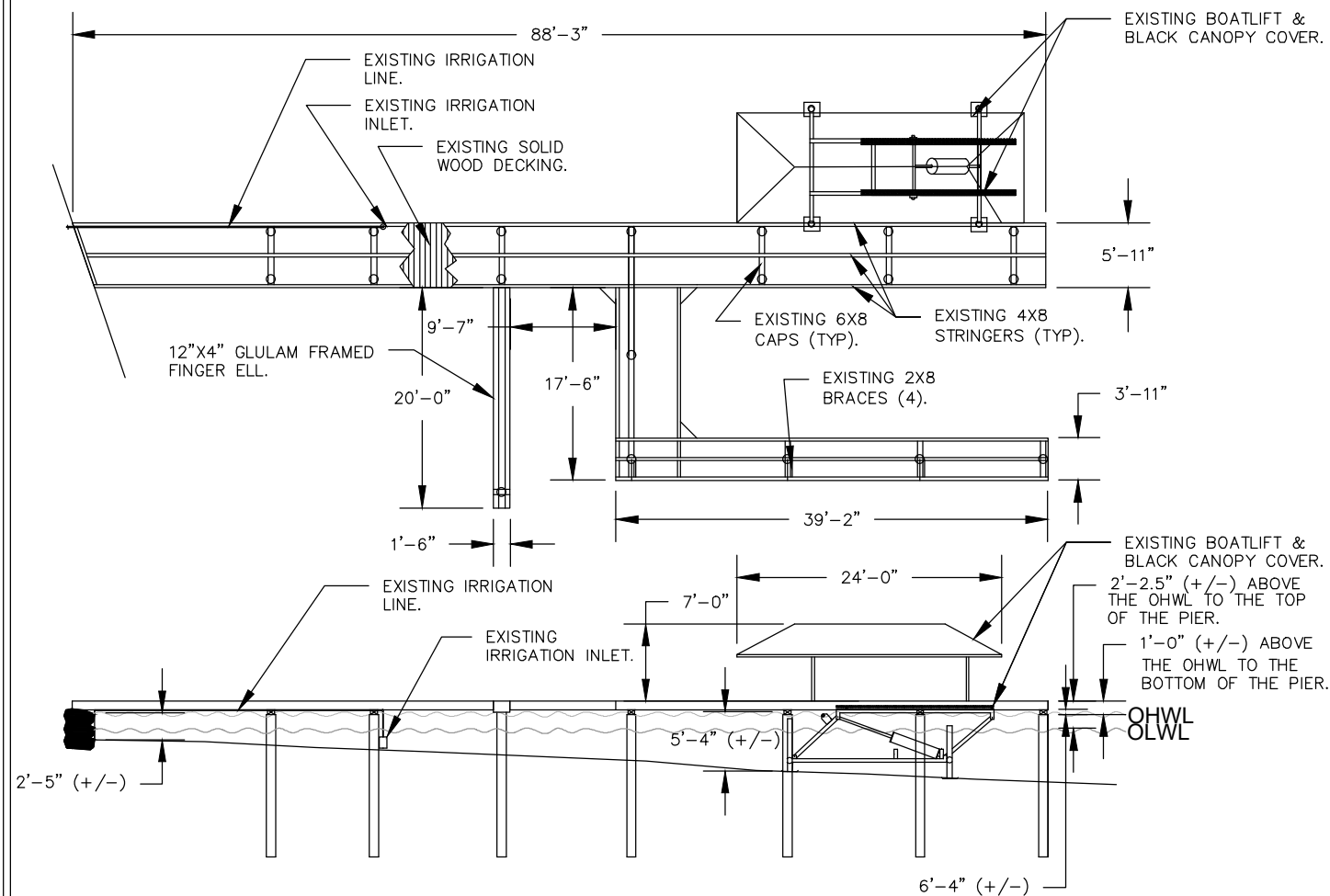
THIS DRAWING IS PROPERTY OF MARINE RESTORATION & CONSTRUCTION LLC AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT

PLOT DATE: 1 November 2022

**EXISTING FRAMING**

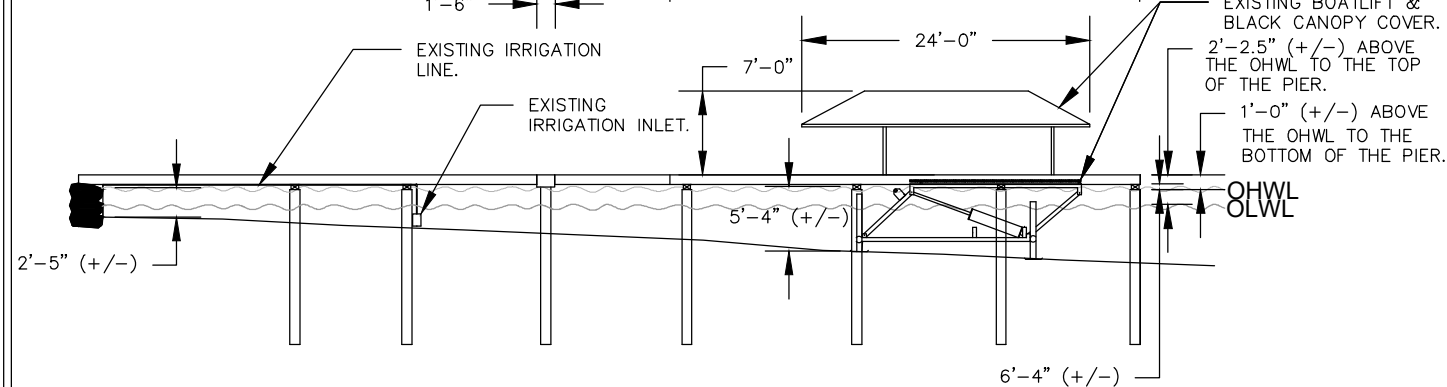
**PLAN**

SCALE: 1/16" = 1'-0"



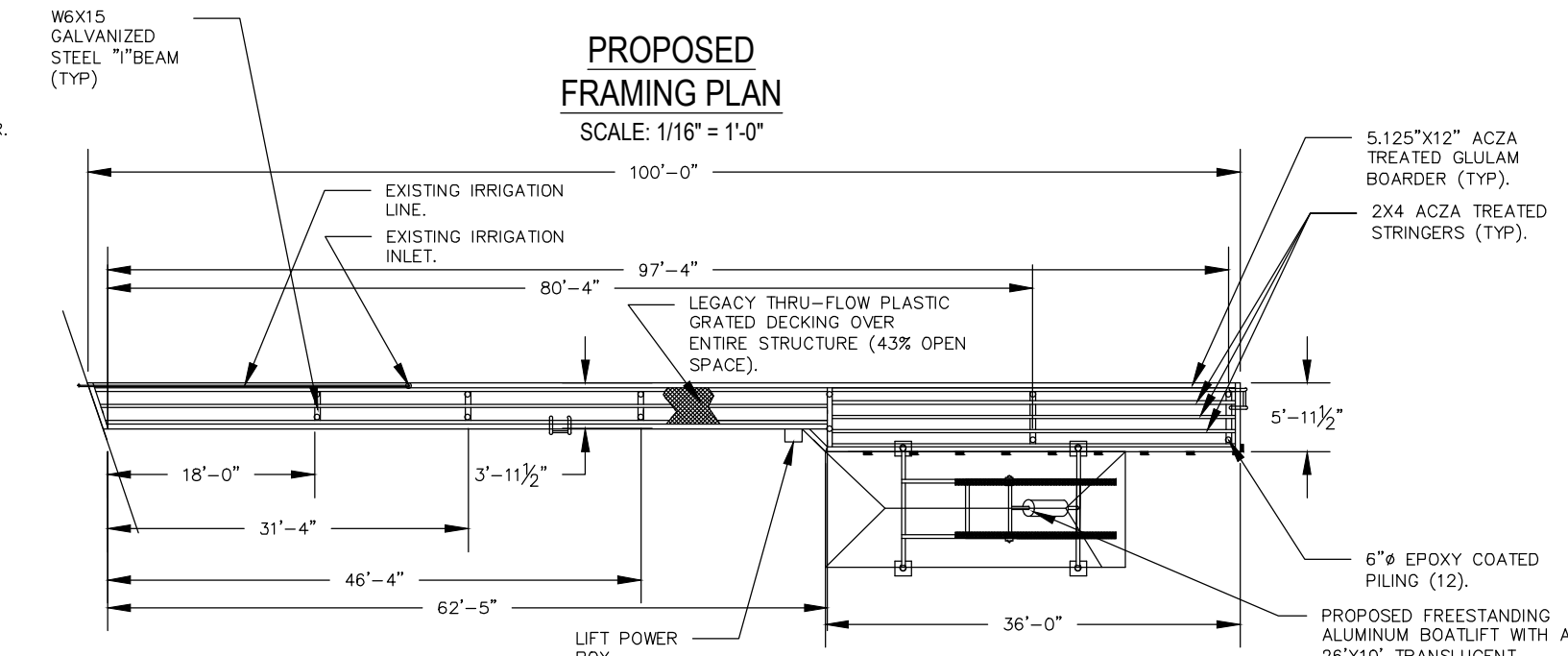
**EXISTING ELEVATION VIEW**

SCALE: 1/16" = 1'-0"



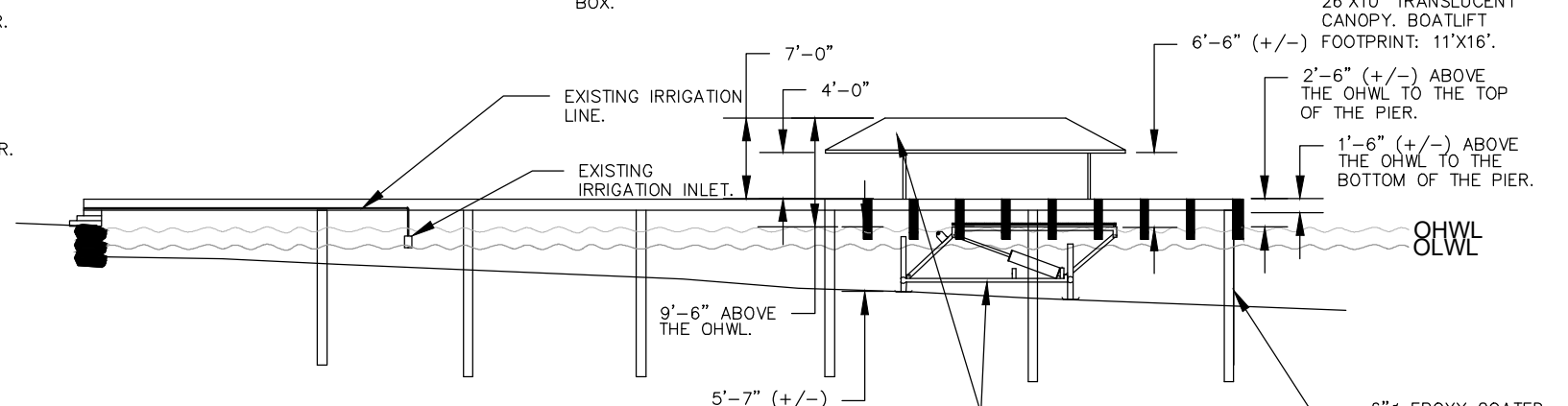
**PROPOSED FRAMING PLAN**

SCALE: 1/16" = 1'-0"



**PROPOSED ELEVATION VIEW**

SCALE: 1/16" = 1'-0"



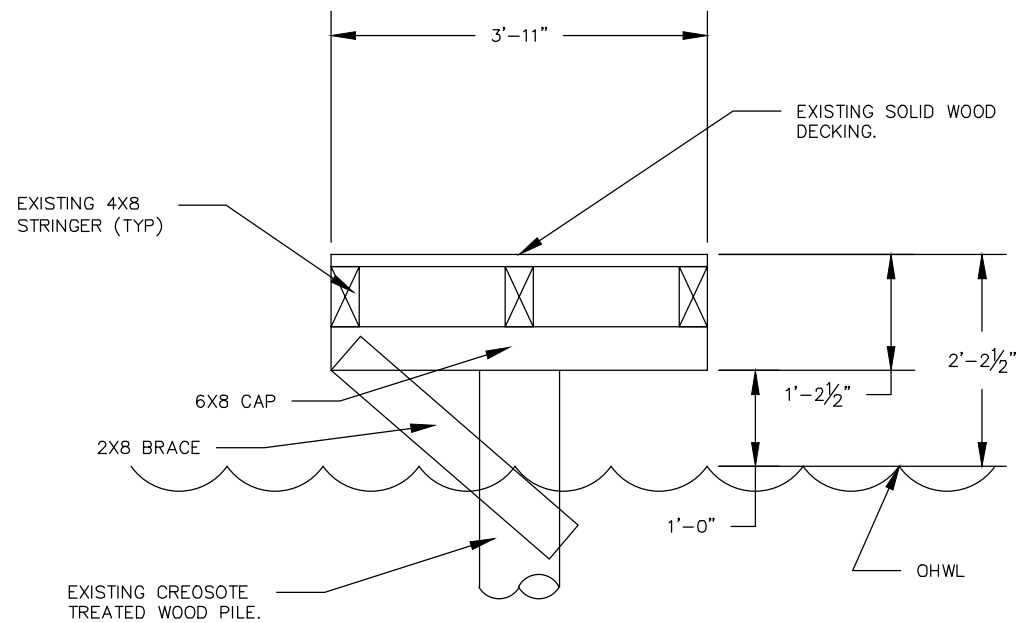
**REVISED:**  
10-30-22



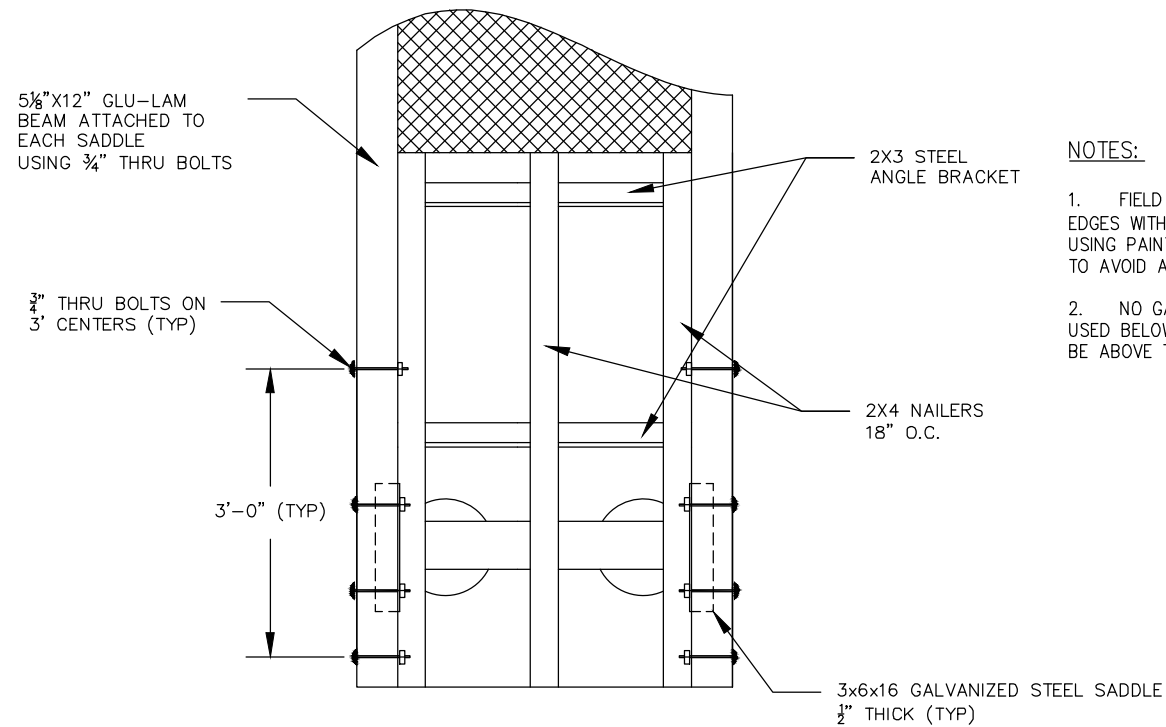
**MARINE RESTORATION & CONSTRUCTION LLC**

P.O. 208, Fall City, WA 98024 PHONE: (425) 576-8661  
E-MAIL: INFO@MARINELLC.COM

THIS DRAWING IS PROPERTY OF MARINE RESTORATION & CONSTRUCTION LLC AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT



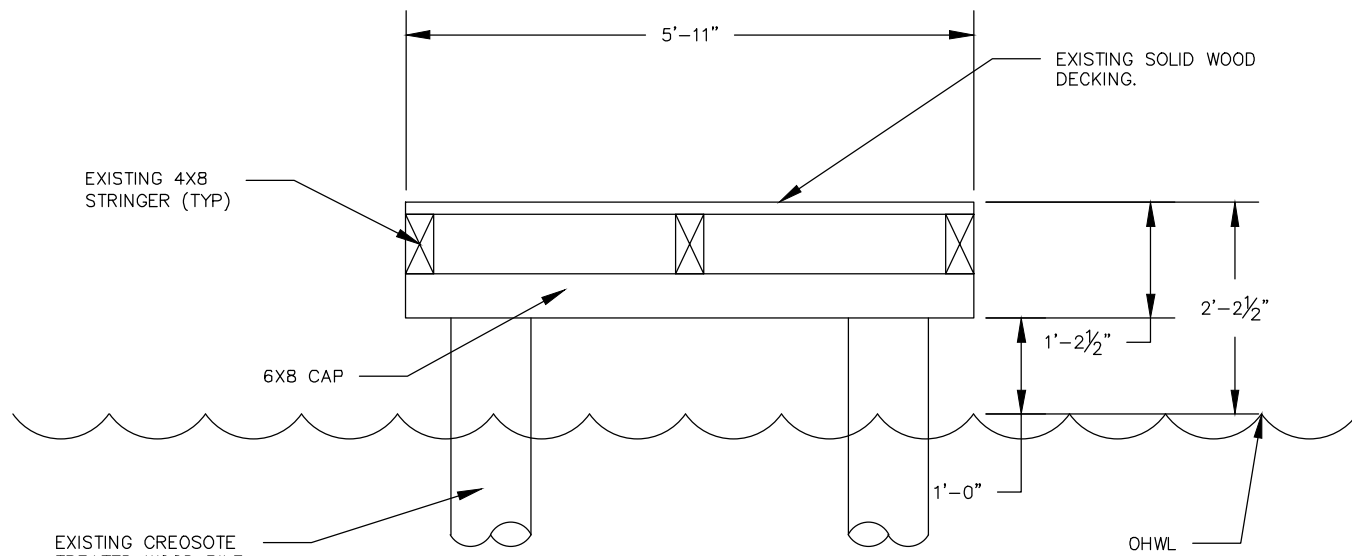
**EXISTING DETAIL SECTION B**  
SCALE: 1/2" = 1'-0"



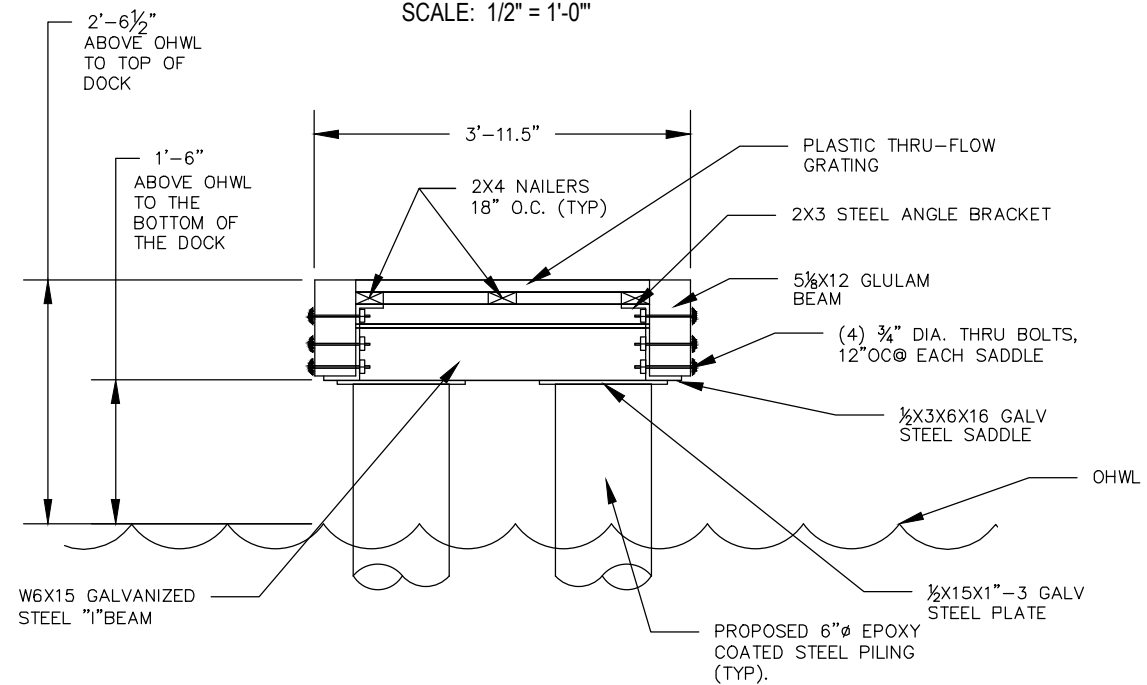
**PROPOSED TOP VIEW "A"**  
SCALE: 1/2" = 1'-0"

**NOTES:**

1. FIELD TREAT ANY CUTS AND EXPOSED EDGES WITH "WOODLIFE" PRESERVATIVE. APPLY USING PAINT BRUSH. PRECAUTION TO BE TAKEN TO AVOID ANY SPILLS IN THE WATER.
2. NO GALVANIZED STEEL BOLTS WILL BE USED BELOW THE OHWM. ALL DRIFT PINS WILL BE ABOVE THE OHWM.



**EXISTING DETAIL SECTION A**  
SCALE: 1/2" = 1'-0"



**PROPOSED DETAIL SECTION "A"**  
SCALE: 1/2" = 1'-0"

**REVISED:**  
10-30-22

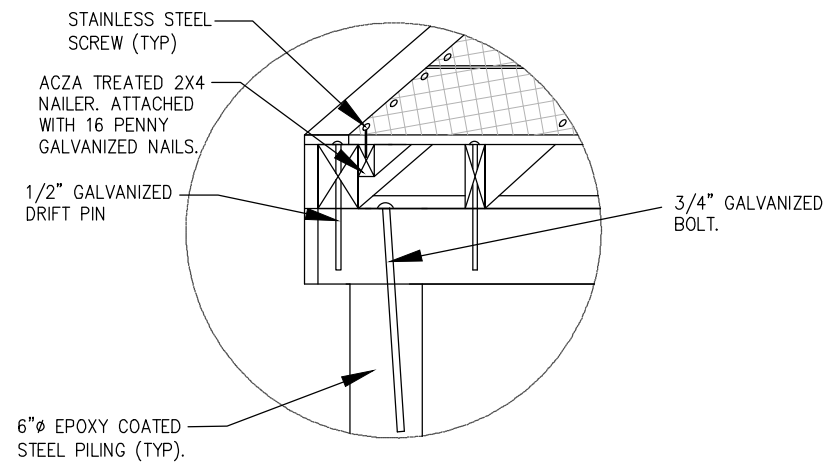


# MARINE RESTORATION & CONSTRUCTION LLC

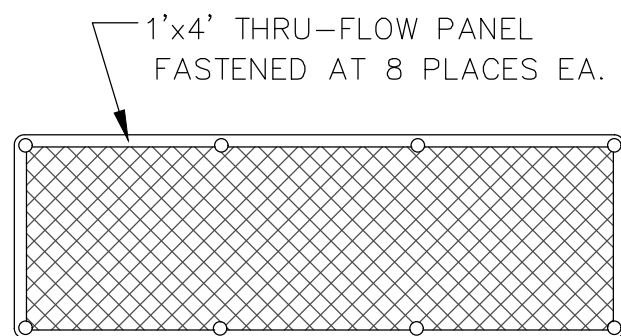
P.O. 208, Fall City, WA 98024 PHONE: (425) 576-8661  
E-MAIL: INFO@MARINELLC.COM

THIS DRAWING IS PROPERTY OF MARINE RESTORATION & CONSTRUCTION LLC  
AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT

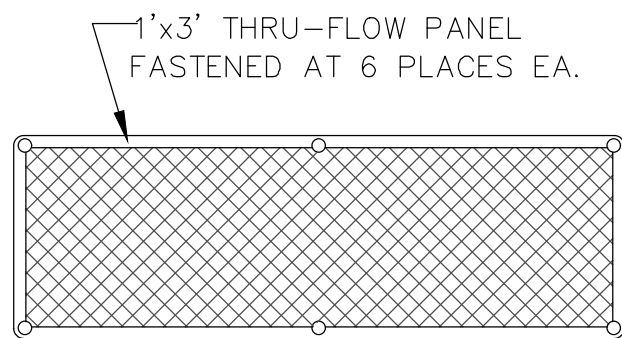




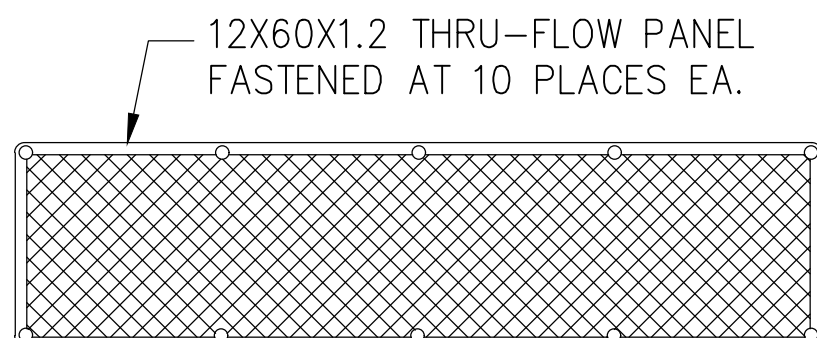
**CONNECTION DETAIL**  
N.T.S.



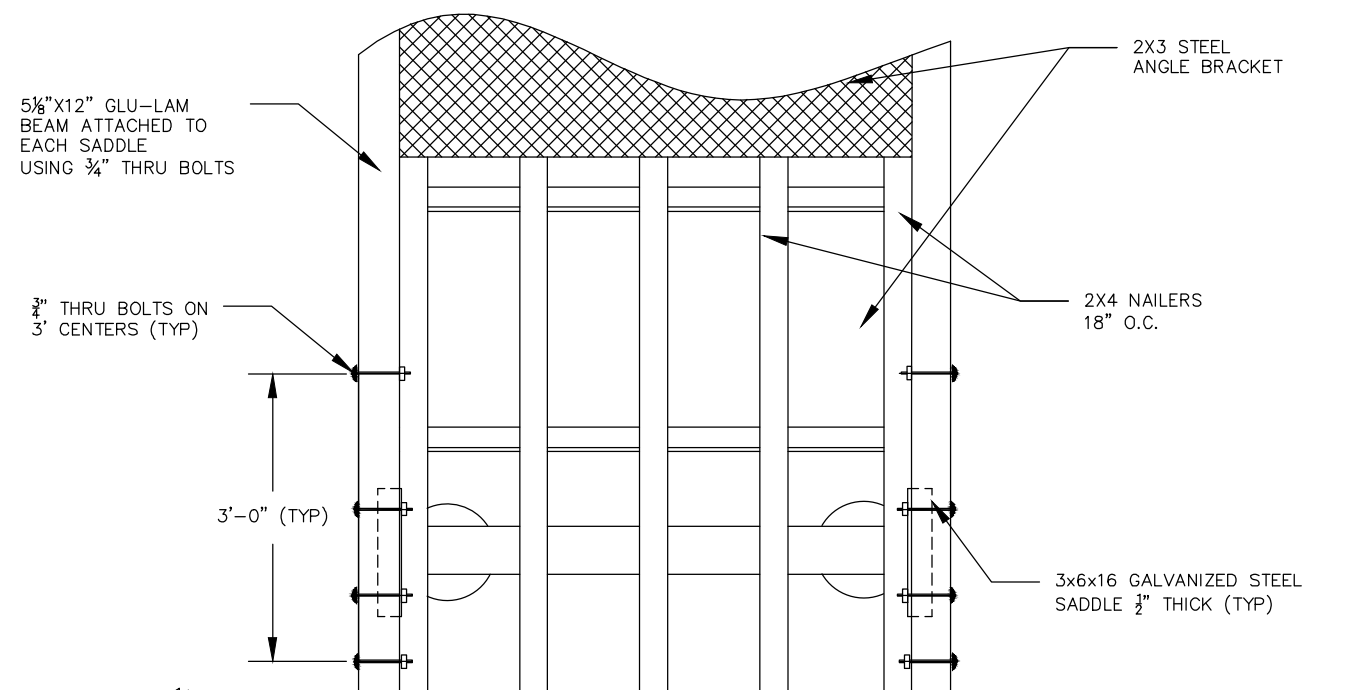
**48" THRU-FLOW GRATED PANEL**  
N.T.S.



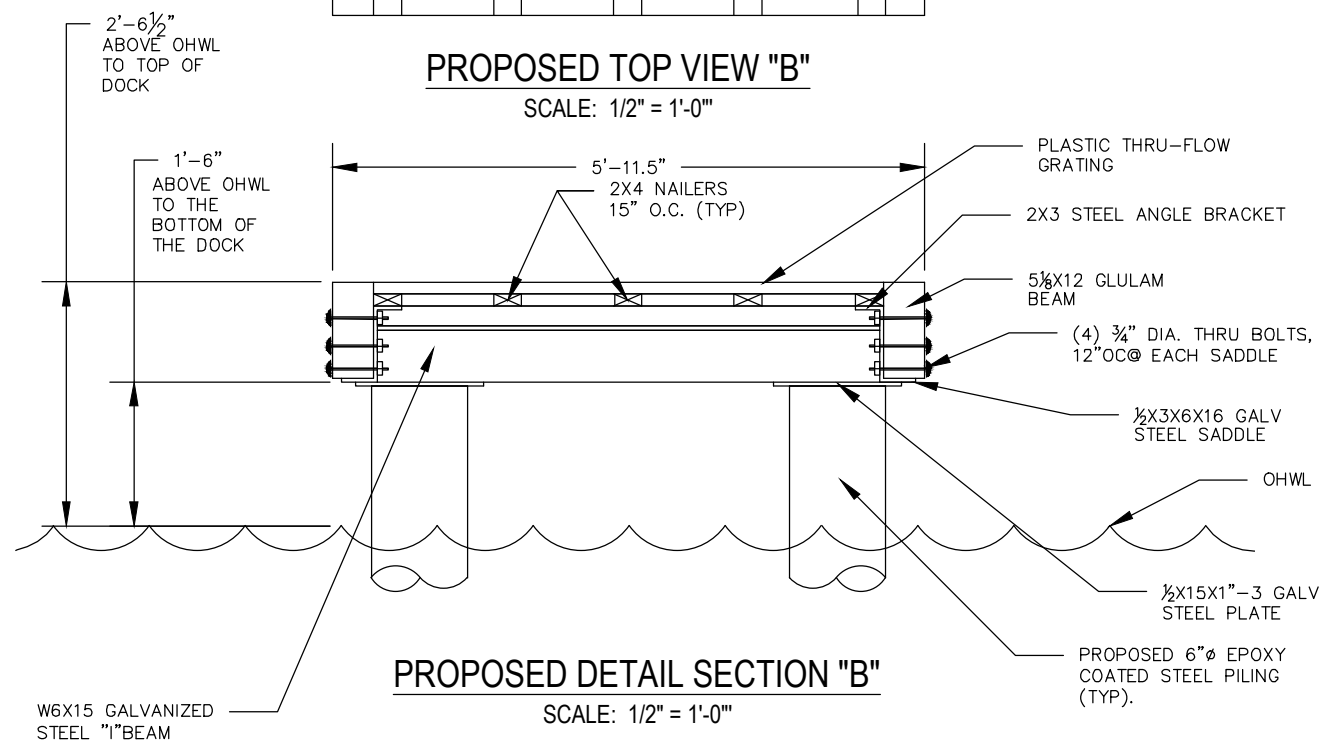
**36" THRU-FLOW GRATED PANEL**  
N.T.S.



**60" THRU-FLOW GRATED PANEL**  
N.T.S.



**PROPOSED TOP VIEW "B"**  
SCALE: 1/2" = 1'-0"



**PROPOSED DETAIL SECTION "B"**  
SCALE: 1/2" = 1'-0"

**REVISED:**  
10-20-22

PAGE 6 of 7



# MARINE RESTORATION & CONSTRUCTION LLC

P.O. 208, Fall City, WA 98024 PHONE: (425) 576-8661  
E-MAIL: INFO@MARINELLC.COM

THIS DRAWING IS PROPERTY OF MARINE RESTORATION & CONSTRUCTION LLC  
AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT

# PLANTING LEGEND:

## PLANTING AREA A:

- 1. BIG BLUE MONDO GRASS (BMG)
- 2. CAREX GRASS (●)
- 3. PRINCE SPIRIA (PS)
- 4. MEXICAN HEATHER (MH)
- 5. SWORD FERN (SF)

## PLANTING AREA B:

- 1. BIG BLUE MONDO GRASS (BMG)
- 2. CAREX GRASS (●)
- 3. LILY (L)
- 4. YELLOW HEATHER (YH)

## PLANTING AREA NOTES:

### PLANT AREA CALCULATIONS:

- ① 753.6'
- ② 225'
- ③ 100'
- ④ 94.2'
- ⑤ 72'
- ⑥ 58.5'
- ⑦ 40'
- ⑧ 32'
- ⑨ 28.26'
- ⑩ 16'
- ⑪ 9.75'

TOTAL PLANTED AREA: 1429.31 SQ. FT.

### TOTAL PLANTING AREA REQUIRED CALCULATIONS:

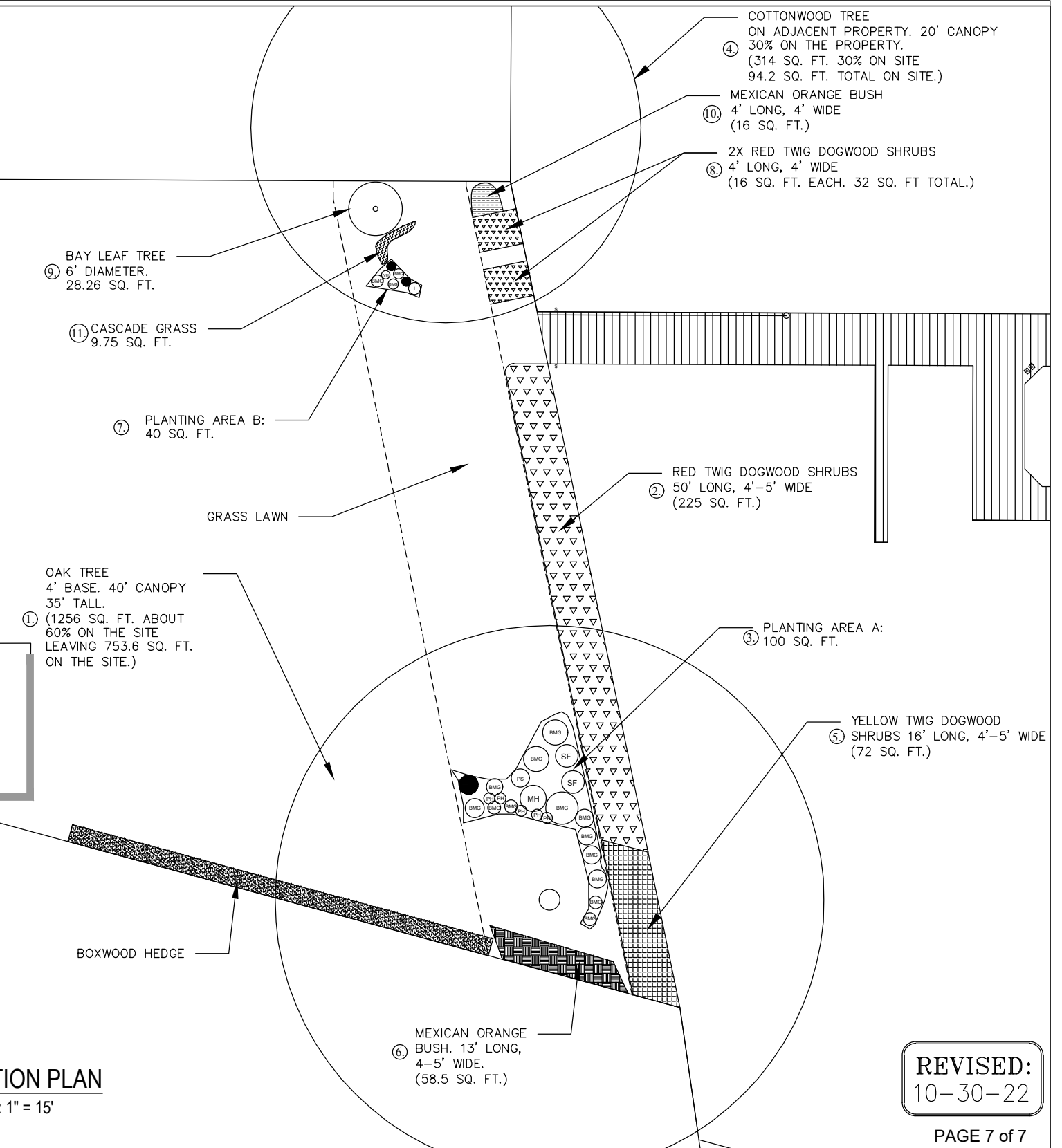
WATERFRONT: 80'  
 20' VEGETATION AREA PER MICC 19.13.050(F)(iii): 1600 SQ. FT.  
 REQUIRED 25% OF PLANTING AREA PLANTED: 400 SQ. FT.

EXISTING PLANTING IN VEGETATION AREA: 1429.31 SQ. FT.  
 THE EXISTING VEGETATION OF THE SITE EXCEEDS REQUIREMENTS.

**NOTE:**  
 Property information for this site was obtained from a quarter section. Marine Restoration & Construction LLC has added information from other sources including field measurements and aerial photos. We are not surveyors and can not guarantee great level of accuracy.

## VEGETATION PLAN

SCALE: 1" = 15'



# MARINE RESTORATION & CONSTRUCTION LLC

P.O. 208, Fall City, WA 98024 PHONE: (425) 576-8661  
 E-MAIL: INFO@MARINELLC.COM

THIS DRAWING IS PROPERTY OF MARINE RESTORATION & CONSTRUCTION LLC  
 AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT



## MARINE RESTORATION & CONSTRUCTION LLC

P.O. Box 208  
Fall City, WA 98024  
Phone: (425) 576-8661

### Project Narrative:

<b>Project Name:</b>	Hatsukami Dock Repair
<b>Site Location:</b>	9843 SE 42 <sup>nd</sup> Place Mercer Island, WA 98040
<b>Land Use Permits Required:</b>	The project requires a Shoreline Substantial Development Permit and a SEPA review.
<b>Zoning Designation:</b>	SF-R
<b>Proposed Work:</b>	The proposed project entails removal of the existing pier. Removal of (19) existing toxic Creosote treated piling to be coordinated with an approved entity by the King County Mitigation Reserves program (Ms. Megan Webb at <a href="mailto:megan.webb@kingcounty.gov">megan.webb@kingcounty.gov</a> ). Drive (12) 6" diameter Epoxy coated steel piling. Construct a pier with galvanized steel caps, ACZA treated stringers and glulam sides. The galvanized steel caps will be out of the water. The pier will be constructed with a galvanized steel frame and glulam beams will be added onto the frame for strength. No galvanized steel will enter the water and will be above OHWM. Install Legacy Thru-Flow plastic grated decking with 43% light transmittance over the entirety of the structure. Install a 7.8K aluminum boatlift. The boatlift footprint will be 10' x 12' sq ft. Install a 10' x 26' translucent canopy cover. Please see plans for details.
<b>Other permits required:</b>	City of Mercer Island Building Permit, Army Corps of Engineers Authorization, Washington Department of Fish and Wildlife Hydraulic Project Approval, Department of Natural Resources authorization, and Authorization from the Department of Ecology.
<b>Current use of the site:</b>	Single-family residence
<b>Proposed use of site:</b>	Single-family residence (No change proposed to use)
<b>Special Site Features:</b>	The project is to occur on the shoreline of Lake Washington.
<b>Estimated Valuation:</b>	\$ 125,000 +/-
<b>Distance of Work to Ordinary High Water Mark:</b>	The dock repair will take place beyond the Ordinary High Water Mark. The boatlift will be placed below the Ordinary High Water Mark.
<b>Project Goals and Purpose:</b>	The goal and purpose of the project is normal repair and maintenance to the existing dock and install a boatlift.

**Code Compliance:** The project has been designed in compliance with MICC 19.13.050(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;
    - a. The proposed dock is 472 sq ft, which is under the 480 sq ft threshold by 6 sq ft.
  - 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);
    - a. The walkway width will be 3' 11.5" for the first 62' 5" of the pier. The walkway width will be 5' 11.5" for the remainder of the pier.
  - iii. The minimum water depth must be no shallower than authorized through state and federal approval;
    - a. The dock minimum water depth will be met as authorized by both state and federal agencies. We have been in communication with the necessary jurisdictions and have received positive feedback. We will be submitting to you permits as soon as they are issued.
  - 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
    - a. Please see attached No Net Loss assessment prepared by The Watershed Company.
  - 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.
    - a. We are have been in communication with the necessary jurisdictions and have received positive feedback. As soon as these permits have been issued, we will provide them to the City of Mercer Island. We do need the SEPA approval to apply for the HPA with the Washington Department of Fish and Wildlife and will do so as soon as it has been issued by the City.

**CITY OF MERCER ISLAND**  
**COMMUNITY PLANNING & DEVELOPMENT**

9611 SE 36TH STREET | MERCER ISLAND, WA 98040  
 PHONE: 206.275.7605 | [www.mercergov.org](http://www.mercergov.org)



CITY USE ONLY	
Date Received	
File No	
Received By	

**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:  
Hatsukami dock and boatlift.

---

2. Name of applicant:  
Tom Hatsukami

---

3. Address and phone number of applicant and contact person:  
Marine Restoration & Construction LLC / Becky Henderson & Jessica Miller (for permitting purposes only) – PO Box 208, Fall City, WA 98024  
206.571.5993 or 425.576.8661/ [jessica@marinellc.com](mailto:jessica@marinellc.com) or [becky@marinellc.com](mailto:becky@marinellc.com)

---

4. Date checklist prepared:  
10/28/22

---

5. Agency requesting checklist:  
City of Mercer Island

---

6. Proposed timing or schedule (including phasing, if applicable):  
As soon as all necessary permits are received from the City of Mercer Island, Washington Department of Fish and Wildlife and The Army Corps of Engineers.

---

7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain:  
None proposed.

---

---

---

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:  
No formal assessment has been prepared that we are aware of.

---

---

---

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:  
None that we are aware of.

---

---

---

10. List any government approvals or permits that will be needed for your proposal, if known:  
Washington Department of Fish and Wildlife, Department of Natural Resources, Department of Ecology and The Army Corps of Engineers.

---

---

---

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.)

---

The proposed project entails removal of the existing pier. Removal of (19) existing toxic Creosote treated piling to be coordinated with an approved entity by the King County Mitigation Reserves program (Ms. Megan Webb at [megan.webb@kingcounty.gov](mailto:megan.webb@kingcounty.gov)). Drive (12) 6" diameter Epoxy coated steel piling. Construct a pier with galvanized steel caps, ACZA treated stringers and glulam sides. The galvanized steel caps will be out of the water. The pier will be constructed with a galvanized steel frame and glulam beams will be added onto the frame for strength. No galvanized steel will enter the water and will be above OHHM. Install Legacy Thru-Flow plastic grated decking with 43% light transmittance over the entirety of the structure. Install a 7.8K aluminum boatlift. The boatlift footprint will be 10' x 12' sq ft. Install a 10' x 26' translucent canopy cover. Please see plans for details.

---

---

---

---

---

---

---

---

---

---

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.

Address: 9843 SE 42<sup>nd</sup> Place, Mercer Island, WA 98040

Parcel Number: 7776700060 – Quarter Section NE-18-24-5

Latitude/Longitude: 47.57069 N Lat. / -122.20585 W Long.

See plans for legal description, site plan, vicinity map, and topographic map.

**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)?

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.

No formal soil assessment has been performed.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None that we are aware of. Check with the local jurisdiction.

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.

No fill or excavation are proposed for this project.

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

No activities that should effect erosion on the site.

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

No change to impervious surfaces. One boatlift to be permitted in slip. No anchoring.

---

---

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

Care will be taken to ensure that waste materials do not enter the lake.

---

---

## 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.

Normal vehicle emissions would occur while the repairs are being completed. The proposed project will not generate new emissions.

---

---

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

We are not aware of any off-site sources of emissions that may affect the project.

---

---

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

None Proposed.

---

---

## 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.

The dock is in 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.

Yes. See plans for details.

---

---

- 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.

No fill or dredging are proposed for this project.

---

---

- 
- 
- 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, not that we are aware of.

---

---

- 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.

No materials will be discharged.

---

---

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.

There will be no runoff change because of this project.

---

---

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

Care will be taken to ensure that waste materials do not enter the lake.

---

---



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

No. it will not affect drainage patterns in the vicinity of the site.

The proposed project will not effect surface, ground, runoff water or drainage patterns.

#### 4. Plants

- a. Check types of vegetation found on the site

\*\* No formal assessment has been performed.

- Deciduous tree: Alder, Maple, Aspen, other  
 Evergreen tree: Fir, Cedar, Pine, other  
 Shrubs  
 Grass  
 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?

No changes are proposed for this project.

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

None that we are aware of.

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

Please see planting plan for details.

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

None that we are aware of.

#### 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:

Hawk, heron, songbirds, deer, bass and salmon may be near site.

---

---

b. List any threatened or endangered species known to be on or near the site.  
Chinook salmon, bull trout, steelhead. Chinook salmon and bull trout critical habitat.  
These species occur in Lake Washington but it is unclear whether they actually occur in the project vicinity.

---

---

c. Is the site part of a migration route? If so, explain.  
Not that we are aware of.

---

---

d. Proposed measure to preserve or enhance wildlife, if any:  
None proposed.

---

---

e. List any invasive animal species known to be on or near the site.  
We are not aware of any invasive animal species on or near the site.

---

---

---

## 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.

Solar power is proposed for the boatlift and marine lights.

---

---

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:

Solar powered lift and marine lights.

---

---

---

## 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.

We are not aware of any contamination at the site.

---

---

---

---

i. Describe any known or possible contamination at the site from present or past uses.  
We are not aware of existing hazardous chemical/conditions on the site.

---

---

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.  
We are not aware of any toxic or hazardous chemicals that might be stored, used or produced during the project.

---

---

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.  
No special emergency services should be required.

---

---

iv. Describe special emergency services that might be required.  
None proposed.

---

---

v. Proposed measures to reduce or control environmental health hazards, if any:  
None proposed.

---

---

b. Noise

i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
We are not aware of any sources of noise that may affect the project.

---

---

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.  
During construction, there will be normal light construction noise. The proposed project is not a source of new noise.

---

---

iii. Proposed measures to reduce or control noise impacts, if any:  
Work will be conducted during permitted construction hours.

---

---

**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.

The site and the adjacent properties are single-family residences. The project will not affect the use of the area.

- 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?

The site has not been designated as working farmlands or working forest lands.

- c. Describe any structures on the site.

The site contains a house, dock, rock bulkhead and boatlift with canopy cover.

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

None proposed.

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

R-9.6

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

R-9.6

- 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.

Not that we are aware of.

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

N/A

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

N/A

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

None proposed.

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

We are permitting with the necessary agencies.

**9. Housing**

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

N/A

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

N/A

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?

Proposed Dock: 2' 6" +/- above OHWL to the top of the pier and 1' 6" +/- above OHWL to the bottom of the pier

Moorage cover: The canopy is set to be placed 7' above the top of the proposed dock. This means that the top of the canopy would be 9'-6" above the OHWL. The bottom of the moorage cover is 4' above the top of the dock.

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

No views would be altered or obstructed as a result of the project.

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

None are proposed.

**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?  
We are not aware of any off-site light glare that may affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:  
None are proposed.

**12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?  
None.

b. Would the proposed project displace any existing recreational uses? If so, describe.  
N/A

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
None are proposed.

**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.

We are not aware of any buildings listed on the national, state, or local preservation registers.

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.

We are not aware of any landmarks, features, Indian or historic use or occupation on the site.

---

---

---

- 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.

The project will not disturb any ground or change any features of the site. The tribes will have opportunity to comment on the local permits.

---

The tribes have been notified and may observe work.

---

---

- 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.

None are proposed.

---

---

---

**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.

The site will be accessed from the private driveway. No new access is required.

---

---

- 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?

No.

---

---

- 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 are proposed.

#### 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.

None are proposed.

#### 16. Utilities

a. Check utilities currently available at the site:

Electricity <input checked="" type="checkbox"/>	Natural Gas <input type="checkbox"/>	Water <input checked="" type="checkbox"/>	Refuse Service <input checked="" type="checkbox"/>
Telephone <input checked="" type="checkbox"/>	Sanitary sewer <input checked="" type="checkbox"/>	Septic system <input type="checkbox"/>	Other <input type="checkbox"/>

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.

The proposed project will not require utilities.

#### 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: 10/28/22

**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.]

November 21, 2022

Becky Henderson (On behalf of Tom Hatsukami)  
Marine Restoration and Construction, LLC.  
206-571-5993  
becky@marinellc.com

## Re: Hatsukami Dock Replacement Remodel – No Net Loss Assessment

The Watershed Company Reference Number: 220713

Dear Becky:

The Hatsukami residence, located at 9843 SE 42nd Place, Mercer Island, WA on parcel #7776700060, is proposing to replace the existing dock along the shoreline of Lake Washington. This letter represents an assessment of ecological functions resulting from the proposed shoreline project. Specifically, this report will satisfy the City of Mercer Island's general regulation under the Shoreline Master Program (Chapter 19.13) for a No Net Loss Report that demonstrates the proposed project will result in a net gain of ecological functions.

## Methods

Fisheries Biologist, Peter Heltzel, of The Watershed Company visited the site on July 27, 2022. Site conditions were reviewed and noted in the project area and immediate vicinity. Public-domain information on the subject property and project site plans were reviewed for this no net loss assessment. Project site plans for this project were developed by Marine Restoration and Construction (MRC).

## Existing Conditions

The property is located at 9843 SE 42<sup>nd</sup> PL, Mercer Island, WA. It is a 0.37-acre lot on the east side of Mercer Island which abuts Lake Washington. The property is developed with an existing single-family residence with a driveway and parking area north of the house. The topography slopes downward from northwest to southeast leading to the shoreline. The property is comprised of landscaped ornamental vegetation, a lawn area adjacent to the shoreline, and the shoreline is lined with native shrubs and sparse trees. The entire property shoreline is comprised of riprap capped with concrete. The existing dock is comprised of wood decking with creosote piles. The existing boatlift is on the eastern side of the dock and has a black canopy.

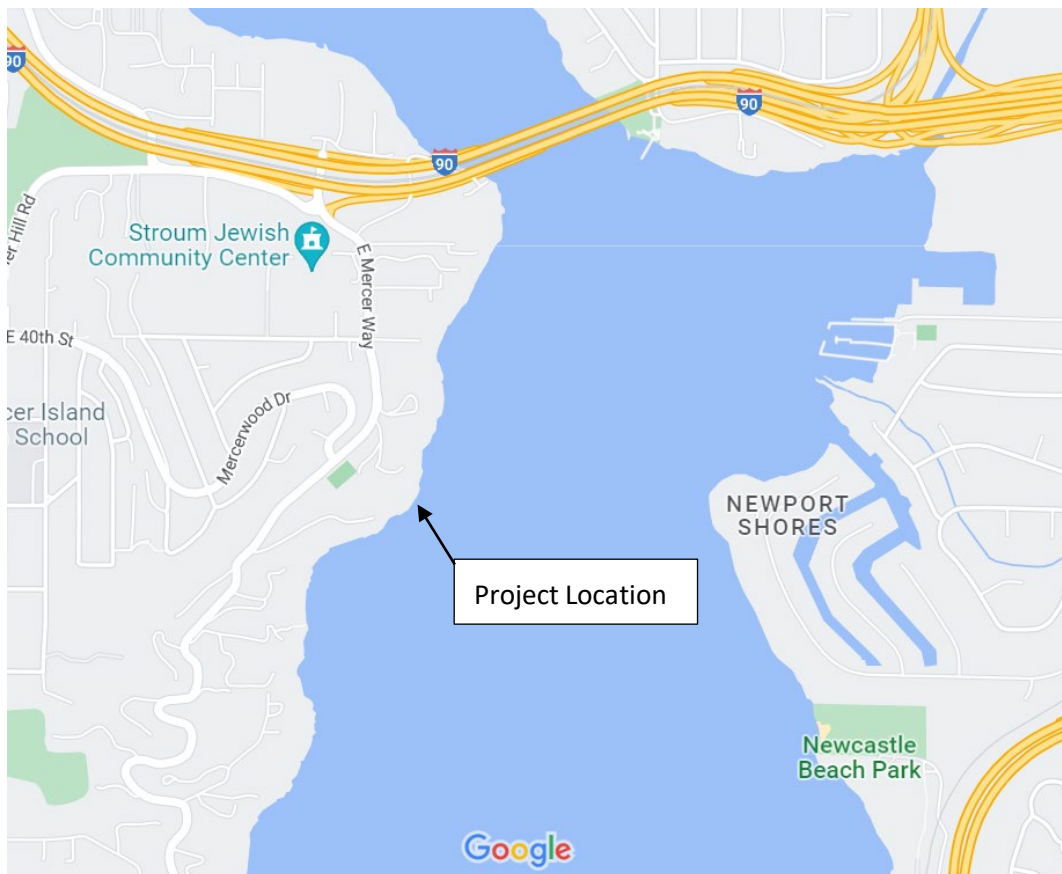


Figure 1. Aerial location of Hatsukami residence and project location (map from Google Maps).



Figure 2. Aerial view of Hatsukami property and location dock replacement project (photo from King County iMap)

## Proposed Project

The project is proposing to conduct the following actions:

- Remove the existing pier;
- Remove existing creosote treated pilings by extraction;
- Remove the existing boatlift;
- Drive (12) 6-inch diameter epoxy coated pilings;
- Construct a new pier with galvanized steel caps, ACZE treated stringers, and Glulam sides;
- Install Legacy Thru-Flow plastic grated decking (43% open space) over the entire structure; and
- Install a freestanding aluminum boatlift and translucent canopy.

The proposed project will be decreasing the existing width of the dock from six feet to four feet for the first 60 feet waterward of the OHWM. The proposed design is a single pier and will be removing the “L” and finger piers from the main dock. The boatlift will be positioned on the western side of the pier. The proposed pier will be reducing overwater coverage from the existing 723 sq. ft. to 472 sq. ft., a net reduction of 251 sq. ft. of overwater coverage. The proposed boatlift will be similar dimensions to the exiting (10 x 12 feet) boatlift; however the existing black canopy will be replaced with a translucent canopy.

## Shoreline Ecological Functions

Evaluated shoreline ecological functions include habitat, hydrologic, and vegetative functions.

The project area provides low to moderate habitat function overall. Existing native shrub vegetation provides moderate function by shading and providing allochthonous food sources into the nearshore habitat. Well-established trees, including an oak tree and black cottonwood tree located in the western and eastern corner of the property, respectively, overhang the shoreline, providing shade to the nearshore. However, the shoreline lacks gradually sloping shallow water habitat, as the shoreline is comprised of riprap armoring.

The hydrologic function of the project area is low, as the house is approximately 30 feet from the edge of the shoreline, with minimal shoreline riparian habitat. A large proportion of the permeable area is comprised of lawn, red-osier dogwood shrubs, and ornamental vegetation. Dense vegetation that could help infiltrate stormwater and stabilize soil is lacking; however, the larger shrubs and trees do provide some soil stabilization and infiltration functions. Additionally, slopes are moderate and therefore the low density of deep-rooted vegetation can be discounted.

The vegetative function of the project area is moderate. Vegetation within the shoreline setback is comprised of native vegetation along the shoreline with lawn landward of the shrub line. The oak and black cottonwood trees and red-osier dogwood shrubs provide some additional function by overhanging the nearshore, providing shade, and allochthonous food sources for juvenile salmonids.

## Regulations

The project is located on the Lake Washington shoreline and is therefore within the City’s shoreline jurisdiction and subject to the City’s Shoreline Master Program regulations (MICC



19.13.020.C). A no net loss assessment memo was requested by the City to address any potential impacts to the ecological functions of the surrounding lake shore habitat resulting from the proposed project. This no net loss memo fulfills that requirement.

## Project Impacts (No Net Loss)

The proposed project seeks to accomplish no net loss of ecological functions by improving nearshore functions, and off-setting potential short-term impacts from removal of the existing dock and construction of the proposed dock.

The proposed project will be removing 19 creosote treated piles and replacing them with 12 epoxy coated steel piles. This will eliminate the on-going long-term release of toxins into nearshore waters and significantly improve long-term water quality in the immediate vicinity of the project area.

The new proposed dock will be decreasing overwater coverage by 251 sq. ft., be constructed using light-penetrating decking, and reduce the number of piles in the nearshore. The decrease in overwater coverage and use of light penetrating decking will significantly reduce the shadow effect in the nearshore. Reducing the shadow effect and increasing light penetration will effectively reduce the avoidance behavior of juvenile salmonids utilizing the nearshore habitat in the project vicinity. The new dock improvements will therefore provide an ecological lift to in-water habitat functions, in particular water quality and juvenile salmonid shoreline migration.

The City has agreed to allow the Hatsukami project to receive credit for existing shoreline vegetation (personal communication from Becky Henderson, Marine Restoration and Construction, July 2022). The native red-osier dogwood hedge comprises approximately 250 sq. ft. of shoreline vegetation within 5 feet of the OHWM. This satisfies vegetation standards per MICC 19.13.050.F.1.iii. In addition, the existing oak tree provides approximately 100 sq. ft. of overhanging shoreline vegetation. The shade from the shoreline vegetation provides a cooling effect in the summer months and contributes to the allochthonous input of food to the nearshore.

The applicant shall abide by the work windows established by the U.S. Army Corps of Engineers (USACE) and Washington Department of Fish and Wildlife (WDFW), to avoid any potential behavioral impacts to juvenile or adult salmonids. The USACE approved work window for this project will be July 16 – July 31 and November 16 – December 31.

A barge will be needed to remove the existing dock and construct the proposed dock. Appropriate Best Management Practices (BMPs) will be strictly followed for conducting work over water per MICC 19.07 and 19.13. All care will be taken to ensure there is no net loss of receiving water quality in the shoreline environment. BMPs include utilization of an in-water turbidity curtain, ensuring removal/construction debris does not fall into the water, and all generators or petroleum products will be appropriately stored inside or placed in containment tubs to prevent any potential spills from entering the water. Appropriate spill clean-up materials will be on site at all times, and any spills will be contained and cleaned immediately after discovery. However unlikely, if at any time, water quality problems develop, immediate notification will be made to the Washington State Department of Ecology.

In conclusion, the proposed project will decrease overwater coverage by 251 sq. ft., reduce the number of nearshore piles, maintain/preserve shoreline vegetation, remove creosote piles, and increase light penetration in the nearshore. These long-term, nearshore ecological improvements combined with preserving shoreline vegetation greatly outweigh any potential short-term dock removal/construction impacts, such as increased turbidity. Therefore, the proposed project will have an overall positive lift to the ecological functions of the shoreline due to reducing the shadow effect in the nearshore, increasing light penetration, and improving water quality.

Sincerely,

A handwritten signature in black ink that reads "Peter Heltzel". The signature is written in a cursive, flowing style.

Peter Heltzel, MSc, CFP  
Fisheries Biologist

## Site Photos



Photo 1. View looking west of existing nearshore shrubs and overhanging oak tree.



Photo 2. View looking southeast of existing dock proposed to be replaced. Note existing wood decking.





Photo 3. View looking southeast at existing dock and nearshore habitat. Note overhanging oak tree in background.



## DETERMINATION OF NON-SIGNIFICANCE (DNS)

Application No.: **SEP22-005**

Description of proposal: **Review under the State Environmental Policy Act (SEPA) for the demolition of an existing 723 sf pier, construction of a new 472 sf pier, and installation of a boatlift with translucent moorage cover.**

Proponent: **Becky Henderson (Marine Restoration, LLC)**

Owner: **Thomas S & Kathleen Hatsukami**

Location of proposal: **9843 SE 42<sup>nd</sup> St, Mercer Island, WA 98040;  
Identified by King County Assessor tax parcel number 777670-0060**

Lead agency: **City of Mercer Island**

Project Documents: **Please follow this file path to access the associated documents for this project: <https://mieplan.mercergov.org/public/SHL22-006&SEP22-005/>**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist. This information is available to the public on request.

\_\_\_\_\_ There is no comment period for this DNS.

✓  
\_\_\_\_\_ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

\_\_\_\_\_ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by N/A at 5:00pm.

Responsible Official: Molly McGuire, Planner  
City of Mercer Island  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040  
Phone: (206) 275-7712  
Email: [molly.mcguire@mercerisland.gov](mailto:molly.mcguire@mercerisland.gov)

Date: **December 5, 2022**

Signature:

*Molly McGuire*

**APPEAL INFORMATION**

This decision to issue a Determination of Non-significance (DNS) rather than to require an EIS may be appealed pursuant to Section 19.21 of the Mercer Island Unified Land Development Code, Environmental procedures.



Any party of record may appeal this determination to the City Clerk at 9611 SE 36<sup>th</sup> Street Mercer Island, WA 98040 no later than **5:00 PM on Tuesday, June 28, 2022** by filing a timely and complete appeal application and paying the appeal fee. You should be prepared to make specific factual objections. Contact the City Clerk to read or ask about the procedures for SEPA appeals. To reverse, modify or remand this decision, the appeal hearing body must find that there has been substantial error, the proceedings were materially affected by irregularities in procedure, the decision was unsupported by material and substantial evidence in view of the entire record, or the decision is in conflict with the city's applicable decision criteria.

There is no agency appeal.