

Review Response

Date: 03/13/2024

Project Name: Lott Dock Project

Response To: PRE24-002

This letter is in response to the corrections for PRE24-002. Below are our responses to the questions/comments from February 20th 2024.

Applicant questions:

- 1. Project does not comply with WAC 173.27.040. SEPA and SSDP application and documents included with submittal files.
- 2. Code compliance under MICC 19.13.050(F)1 narrative demonstrated on sheet 2 of the submittal plan set.
- 3. Narrative for legal nonconforming pier and code reference for its continuation added to narrative.

Tree Review for Shoreline Development:

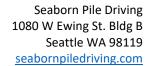
- 1. Existing trees and shown on plan set. Drip lines represented by outside radius of the symbols. Species, quantity, and sizes noted.
- 2. No recent building permits for additions or new buildings per MICC 19.07.110(E)(9)(d).
- 3. No trees will be impacted by this project.

Planning:

- A. No development landward of the OHWM is proposed, only repair of existing legally established structure.
- B. Proposal meets these requirements, see narrative on updated plan set.
- C. SEPA Review is proposed as part of the project shoreline review.

Other Regulations:

- 1. Plat Limits
 - a. Noted.
 - b. Noted.
 - c. Easements:
 - i. No construction will take place over any vehicle easements.
 - ii. No construction will take place over any utility easements.
- 2. Non-confirming issues.
 - a. See previous response.
- 3. Vesting: Noted
- 4. Application Fees: Noted
- 5. Land Use Process: Noted





Thank you for your time,

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