

Routos Pier, Lifts, & Stairs

Project Narrative

Repair an existing pier by splicing one pile, re-framing, and re-decking with Thruflow grated decking. Remove a 120 square foot section of the pier and the three associated piles. Install a new boat lift and platform lift. Install lake access stairs in the existing rock bulkhead.

The proposed lake access stairs are an addition to an existing legally established structure. Per 19.07.130 A. 2. additions are allowed if the following criteria are met:

- a. **The structure is enlarged not more than a cumulative total of 200 square feet larger than its footprint as of January 1, 2005;**

The proposed expansion for the stairs is only 41 square feet. This criteria is met by the project.

- b. **If the existing, legally established structure is located over or within a wetland or watercourse, no further expansion within the wetland or watercourse is allowed;**

The expansion is landward only. This criteria is met by the project.

- c. **If the existing legally established structure is located within a wetland or watercourse buffer, the addition may be no closer to the wetland or watercourse than a distance equal to 75 percent of the applicable standard buffer and must also be no closer to the watercourse or wetland than the existing structure;**

The structure will be no closer to the watercourse. This criteria is met by the project.

- d. **A critical area study approved by the city demonstrates that impacts have been avoided or minimized and mitigated consistent with section 19.07.100, mitigation sequencing;**

A critical areas report/no net loss report is being submitted with the application. This criteria is met by the project.

- e. **If the modification or addition is proposed within a geologically hazardous area or associated buffer, a qualified professional provides a statement of risk consistent with section 19.07.160(B)(3).**

The proposed stairs are outside of the steep slope buffer (see sheet 14 of the plans). This criteria is met by the project.

The aerial photo below is being included to show that the existing pier is legally non-conforming and that moorage facility may be allowed to be repaired, maintained, remodeled, and replaced per MICC 19.13.020(A). The photo is from 1963 and was obtained from Mercer Island GIS.

