



MEDINA, WASHINGTON

HEARING EXAMINER

A Remote Public Hearing

Wednesday, June 26, 2024 – 2:00 PM

AGENDA

Virtual Meeting Participation

The scheduled hearing will be held using remote meeting technology. Please either log in or call in a few minutes prior to the start of the meeting to participate. Written comments may still be submitted prior to the hearing by emailing Jonathan Kesler, AICP, Planning Manager, at jkesler@medina-wa.gov. Written comments are given the same weight as verbal public testimony.

Join Zoom Meeting: <https://medina-wa.zoom.us/j/88324991299?pwd=rd4Hu7saMKZi1LekhHD4xYZEz30DFI.1>

Meeting ID: 883 2499 1299

Passcode: 713335

One tap mobile

+12532158782,,88324991299#,,,,*713335# US (Tacoma)

+12532050468,,88324991299#,,,,*713335# US

Public Hearings:

***NOTE:** The Hearing Examiner has the discretion to limit testimony to relevant non-repetitive comments and to set time limits to ensure an equal opportunity is available for all people to testify.*

PRE-DECISION HEARING:

File No.: P-23-062 Non-Administrative Substantial Development Permit

Applicant or

Agent: Zion Napier, Agent, for Anu Jain, property owner

Proposal: Non-Administrative Substantial Development Permit to install a 338 square foot moorage cover. The accessory structure will be placed over the existing dock on the project site. The project is categorically exempt from SEPA review, as per WAC 197-11-800(2)(e).

Location: 8315 Overlake Dr. W., Medina, WA 98039, Parcel # 2018700240

Legal Info: DE VRIES LK WASHINGTON TRS UNREC LOT B TGW SH LDS ADJ TGW
NWLY 75 FT LOT C TGW SH LDS ADJ

Prepared by: Thomas Carter, Assoc. Planner, LDC, Inc.; Planning Consultant for the City of Medina

PART 1 – GENERAL INFORMATION

ZONING: R-30, Single Family Residential

COMPREHENSIVE PLAN DESIGNATION: Residential

SHORELINE ENVIRONMENT DESIGNATION: Shoreline Residential

CRITICAL AREAS: Shoreline, as regulated below

ENVIRONMENTAL (SEPA) REVIEW: The proposal is exempt from SEPA review pursuant to WAC 197-11-800(2)(e).

EXHIBITS:

1. Staff Report
2. Declaration of Agency, received November 17, 2023
3. Statutory Warranty Deed, received November 17, 2023
4. Ecological No Net Loss Assessment Report, received November 17, 2023
5. Legal Notices
 - a. Notice of Incomplete Application, dated December 20, 2023
 - b. Notice of Complete Application, dated January 24, 2024
 - c. Notice of Application, dated February 1, 2024
 - d. Notice of Hearing, dated February 6, 2024
 - e. Notice of Hearing Rescheduled, dated February 16, 2024
 - f. Notice of Hearing Cancellation, dated March 1, 2024
 - g. Notice of Hearing, dated June 26, 2024
6. Non-Administrative Substantial Development Application, received November 17, 2023
7. Comment Response Letter received November 17, 2023
8. Site Plan received January 8, 2024
9. Mailing Labels received January 8, 2024
10. Technical Memorandum, Grette Associates, dated March 22, 2024
11. Review Comment Letter, dated March 29, 2024
12. Comment Response Letter, received April 15, 2024
13. Directors Authorization dated, May 7, 2024
14. Revised Ecological No Net Loss Assessment Report, received May 7, 2024
15. Email from Grette Associates, received May 16, 2024

PART 2 – SITE CHARACTERISTICS

EXISTING CONDITIONS: The subject property is developed with a single-family residence and related site improvements.

SURROUNDING ZONING:

Direction	Zoning	Present Use
North	R-30 District	Residential
South	R-30 District	Residential
East	R-16 District	Residential
West	Lake Washington	Residential

ACCESS: Ingress and egress are from Overlake Drive West.

PART 3 – COMPREHENSIVE PLAN

The residential nature of the City’s shoreline makes preservation of its character, while encouraging good stewardship and enjoyment of the shoreline, including protecting and preserving shoreline ecological functions, the primary vision of the shoreline master program. The following comprehensive plan goals and policies apply to the proposed project:

SM-G8: Manage shoreline modification to avoid, minimize, or mitigate significant adverse impacts.

SM-G9: Minimize impacts to the natural environment and neighboring uses from new or renovated piers and docks and their associated components, such as boatlifts and canopies.

SM-P4.4 At a minimum, development should achieve no net loss of ecological functions, even for exempt development.

SM-P7.2: Where feasible, boating facilities should include measures that enhance degraded and/or scarce shoreline features.

SM-P7.3: Boating facilities should not unduly obstruct navigable waters and should avoid causing adverse effects to recreational opportunities such as fishing, pleasure boating, swimming, beach walking, picnicking and shoreline viewing.

SM-P7.4: Preference should be given to boating facilities that minimize the amount of shoreline modification, in-water structure, and overwater coverage.

SM-P7.6: Boating facilities should be located, designed, constructed and operated so that other appropriate water-dependent uses are not adversely affected and to avoid adverse proximity impacts such as noise, light and glare; aesthetic impacts to adjacent land uses; and impacts to public visual access to the shoreline.

SM-P8.4: Structures should be located and designed to avoid the need for future shoreline stabilization where feasible.

SM-P9.3: Moorage should be spaced and oriented in a manner that minimizes hazards and obstructions to public navigation rights and corollary rights thereto such as, but not limited to, fishing, swimming, and pleasure boating.

SM-P9.6: Moorage facilities should be constructed of materials that will not adversely affect water quality or aquatic plants and animals in the long term and have been approved by applicable state agencies.

SM-P9.5: Establish development regulations that encourage property owners to make renovations to their existing piers and docks outside of normal maintenance and repairs that improve the environmental friendliness of their structure.

SM-P13.4: The City should encourage retention and development of the shoreline for joint use private recreational activities, such as moorage, decks, beach clubs, etc.

PART 4 – AGENCY REVIEW/PUBLIC COMMENT

NOTICES (Exhibit 5):

Application received:	November 17, 2023
Resubmittal received:	January 8, 2024
Determination of Completeness:	January 24, 2024
Notice of Application:	February 1, 2024
Notice of Hearing:	February 06, 2024
Notice of Hearing Rescheduled:	February 16, 2024
Notice of Hearing Cancelled:	March 1, 2024
Notice of Hearing:	June 26, 2024

The application was received on November 17, 2023, and was determined Incomplete on December 20, 2023, pursuant to MMC 16.80.100. The applicant resubmitted their application items on January 9, 2024, and was determined complete on January 24, 2024, pursuant to MMC 16.80.100. A Notice of Application was issued on February 1, 2024, by mailing to property owners pursuant to MMC 16.80.140(B)(2); posting on-site; and posting at other public notices locations (City Hall, Medina Post Office, Park Board, and City of Medina website). A 14-day comment period was used pursuant to MMC 16.80.110(B)(7). A Notice of Hearing was issued on February 6, 2024, consistent with MMC 16.80.120. The notice was mailed to property owners pursuant to MMC 16.80.140(B)(2), published in The Seattle Times newspaper, and posted on the site and other public notices locations (City Hall, Medina Post Office, Medina Park Posting Board, and City of Medina website). The city issued a Notice of Hearing Reschedule on February 16, 2024, for a new hearing date on March 5, 2024. The city then issued a Notice of Hearing Cancelled on March 1, 2024. A new Notice of Hearing was issued Month, Date, Year, consistent with MMC 16.80.120. The notice was mailed to property owners pursuant to MMC 16.80.140(B)(2), published in The Seattle Times newspaper, and posted on the site and other public notices locations (City Hall, Medina Post Office, Medina Park Posting Board, and City of Medina website).

GENERAL PUBLIC COMMENTS: As of the date of the staff report, the City has not received any public comment regarding the proposed project.

AGENCY COMMENTS: No agency comments were received.

PART 5 – STAFF ANALYSIS

GENERAL:

1. Anuradha Jain is the owner and taxpayer of record of the property identified as 8315 Overlake Dr. W, tax parcel no. 2018700240, according to the Statutory Warranty Deed (Exhibit 3). The property owner has an agent, Zion Napier, acting on behalf of the owner (Exhibit 2).
2. The property is zoned R-30 (Single Family Residence) and is approximately 57,150 square feet (1.31 acres) in size. The lot is generally rectangularly shaped with maximum overall dimensions of approximately 375.1 feet at its greatest length and approximately 194.4 feet at its greatest width. The lot is developed with a single-family dwelling, a dock, and related site improvements, including driveway and landscaping.
3. The applicant applied for a non-administrative substantial development permit to install a 338 square foot moorage cover structure on the existing dock located along the western portion of the property, which is within 200-feet of the ordinary high-water mark of Lake Washington.

ENVIRONMENTAL (SEPA) REVIEW:

4. Pursuant to WAC 197-11-800(2)(e) the application was found to be exempt from SEPA review.

ANALYSIS OF THE NON-ADMINISTRATIVE SUBSTANTIAL DEVELOPMENT PERMIT:

5. The Medina Municipal Code (MMC) 16.72.100(D) requires a non-administrative substantial development permit for activities and uses defined as “development” pursuant to RCW 90.58.030(3)(a) and located within the shoreline jurisdiction as defined by the Shoreline Management Act. The Jain project proposal for a covered moorage installation over an existing deck meets these criteria, and the proposed project does not qualify for an exemption as set forth in MMC 16.70.040. The project proposal also does not qualify for an administrative substantial development permit as set forth in MMC 16.71.060. Therefore, a non-administrative substantial development permit is required to authorize the proposed project.
6. The shoreline use table is codified in MMC 16.62.040 and sets forth that the proposed use (covered moorage) is permitted in the site’s Shoreline Residential environment designation.
7. The MMC 16.66.010(B) requires that, to assure no net loss of shoreline ecological functions, applicants must demonstrate a reasonable effort to analyze environmental impacts from a proposal and include measures to mitigate impacts to shoreline ecological functions.

The applicant has prepared an Ecological No Net Loss Assessment Report (Exhibit 4); the No Net Loss Report was prepared by a professional biologist and details the avoidance and minimization measures, shoreline planting plan, conservation measures, and best management practices that ensures the proposed project will not yield a loss of ecological function.

The Ecological No Net Loss Assessment Report was reviewed by the City's third-party biological consultant, Grette Associates (Grette), for its recommendation on whether the project aligned with provisions of the MMC governing no net loss of ecological function. Grette's review of the applicant's No Net Loss Assessment Report found that the applicant's proposed mitigation was noncompliant with MMC 16.66.020 (Exhibit 11). The applicant's No Net Loss Assessment Report did not include a summary of any post-project monitoring to ensure survival of native species proposed to be planted as part of the proposal's compensatory mitigation; thus, assurance that there would be no net loss of ecological function as a result of the proposed project activity was not proposed, and Grette recommended that the applicant's report be revised accordingly.

The applicant submitted a revised Ecological No Net Loss Assessment Report (Exhibit 12) that included specification of mitigation and monitoring for the site. This revised report was reviewed by Grette to ensure compliance with Chapter 16.66 of the MMC. Grette found that the revised report adequately addressed its previous findings and aligned with germane provisions of the MMC. Grette also recommended that staff recommend a condition of approval to the Hearing Examiner related to this matter (Exhibit 13). Staff affords deference to the biological recommendations of Grette, and therefore has drafted recommended Condition No. 1 for the Hearing Examiner to consider including in the permit decision. The applicant has demonstrated a reasonable effort to analyze environmental impacts from its proposed covered moorage and has included measures to mitigate impacts that could otherwise occur to shoreline ecological functions.

8. MMC 16.65.070(B) establishes the dimensional and design standards for covered moorage. The maximum height for a covered moorage above plane of the ordinary high water line is 16 feet; the minimum height of a covered moorage above the plane of the ordinary high water line is 8 feet. The number of covered moorage structures is limited to one structure per pier or dock. The covered moorage building envelope shall be located within the building envelope prescribed in MMC 16.65.070(C). The maximum overwater coverage of the moorage is limited to 500 square feet, and the minimum side property line setback is 12 feet. The roof material of the covered moorage shall be made of translucent materials.

The applicant proposes a covered moorage structure that is 9' in height above the plane of the ordinary high-water line (see Sheet 6.0 of Exhibit 8). The applicant is only requesting to develop one covered moorage structure appurtenant to its existing dock, which is located within the building envelope prescribed in MMC 16.65.070(C). The footprint of the covered moorage is 338 square feet, and the covered moorage is proposed to be located outside of the 12-foot side yard setbacks (see Sheet 3.0 of Exhibit 8). The applicant is proposing to install a translucent moorage cover manufactured by Crystallite, Inc. (see page 1 of Exhibit 4). Therefore, the applicant proposes a covered moorage structure that is consistent with the dimensional and design standards set forth in MMC 16.65.070(B).

PART 6 – CONCLUSIONS

1. Pursuant to MMC 16.72.100(C) and MMC 16.80.060(C), the Hearing Examiner has the authority to hold a public hearing and decide on this application.
2. Notice for this public hearing was originally provided for the project's first public meeting. Notice was posted on the property and mailed to surrounding property owners within 300

feet, published in the Seattle Times newspaper on February 6, 2024, more than 15 days prior to the date of the hearing (Exhibit 5).

3. A new notice for this public hearing has also been provided. Notice was posted on the property and mailed to surrounding property owners within 300 feet, published in the Seattle Times newspaper on June 8, 2024, more than 15 days prior to the date of the hearing (Exhibit 5) as required by applicable law.
4. Pursuant to MMC 16.72.100(F), a substantial development permit may only be approved if the following criteria are met:
 - a. The proposed development is consistent with the policy and provisions of the State Shoreline Management Act of 1971 (chapter 90.58 RCW).

CONCLUSION: The Medina Shoreline Master Program (SMP) has been adopted in a manner which is consistent with the policies and provisions of the Washington Shoreline Management Act (“the Act,” RCW 90.58). MMC 16.60.060(A) sets forth that “all uses and development proposals, including those that do not require a permit, must comply with the policies and regulations established by the Act as expressed through the shoreline master program”. Because the Medina SMP has been adopted to express the Act’s policies and regulations, an applicant’s consistency with the provisions of the Medina SMP inherently conveys consistency with the policies and provisions of the Act. As is concluded in Part 6.4.c of this staff report, the proposed project is consistent with the provisions of the Medina SMP; therefore, this criterion has been satisfied.

- b. The proposed development with the State Shoreline Management Permit and Enforcement Procedures (chapter 173-27 WAC).

CONCLUSION: The Medina SMP has been adopted in a manner which is consistent with the guidelines of WAC Chapter 173-27. MMC 16.60 has been adopted under the authority of RCW 90.57 and WAC Chapter 173-27 (MMC 16.60.040), and its purpose is to comply with WAC Chapter 173-27 (MMC 16.60.030). Because the Medina SMP has been adopted in a manner which complies with WAC Chapter 173-27, an applicant’s consistency with the provisions of the Medina SMP inherently conveys consistency with WAC Chapter 173-27. As is concluded in Part 6.4.c of this staff report, the proposed project is consistent with the provisions of the Medina SMP; therefore, this criterion has been satisfied.

- c. The proposed development is consistent with the provisions of the city shoreline master program.

CONCLUSION: As has been demonstrated in the analysis provided in Part 5 of this staff report, the applicant’s proposed covered moorage structure is consistent with all germane provisions of the Medina SMP. Therefore, this criterion has been satisfied.

PART 7 – STAFF RECOMMENDATION

Staff recommends the Hearing Examiner **approve** the Non-Administrative Substantial Development Permit (file no. P-23-062) as the project has demonstrated consistency with the Medina Municipal Code, Medina Shoreline Master Program, the State Shoreline Management Act of 1971, and the State Shoreline Management Permit and Enforcement Procedures. Staff recommends the following **conditions** be included:

1. Mitigation shall be provided consistent with Exhibit 12, including the monitoring plan. The monitoring report required to be provided to the U.S. Army Corps of Engineers (Corps) shall also be provided to the City in written form simultaneous to the applicant's submittal to the Corps.
2. The development must comply with and be consistent with the Medina Shoreline Master Program (chapters 16.60 through 16.67 MMC, in combination with Sub-Element 2.1 of the Medina Comprehensive Plan per MMC 16.60.010), chapter 173-27 WAC (Shoreline Management Permit and Enforcement Procedures), and chapter 90.58 RCW (Shoreline Management Act).
3. All other zoning and development regulations applicable to the project shall be followed and confirmed during the building permit review.

Date
06/18/2024

Thomas Carter, Associate Planner, LDC, Inc.
on behalf of the City of Medina



DEVELOPMENT SERVICES

OWNER'S DECLARATION OF AGENCY A-05

501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

Project Address 8315 Overlake Dr West Medina WA 98039 Parcel No. 201870-0240

I/We Anu Jain do hereby declare and affirm that I/we are:
[X] the owners or contract purchasers of the above property
[] an officer or representative of ... a Washington corporation or trust which is the owner of the above property. I am duly authorized by this entity to represent the above property in matters of ownership, land use, and construction. Attached, please find a copy of the Power of Attorney or other document by which I have been appointed.

AGENCY

I/We are applying for one or more permits for development of the above property. I/We understand that the proposed work may also include additional permits for land use approvals.

For the purposes of applying for the applicable permits and managing the owner's responsibility for compliance with the approved plans and any land use permits associated with this project, I/we

- [] will act as my own agent
[X] do hereby appoint Zion Napier to act as my agent in dealing with the City of Medina in all acts and decisions related to processing the application for permit, review and approval of the application, authorization of revisions, and coordination of required inspections and project approvals.

AGREEMENT TO CONDITIONS

I/We agree as a condition of this permit:

- To comply with all applicable codes, ordinances, laws and conditions of approval in effect at time of permit issue.
To ensure that all work shall be done in accord with the approved plans and specifications, which shall not be modified without the prior approval of the Building Official. I/We will provide all data and details of revisions to the approved plans to the City prior to undertaking any work that differs from the approved plans. The official approved plans for the project shall be those plans that are stamped and dated as approved by the City of Medina.
To inform all contractors, subcontractors and workers of these conditions and any project mitigation requirements agreed to, and I/we will enforce compliance thereto.
To maintain the approved plans, all correction notices, all inspection reports, and all permit documents on the project site and readily available to the inspectors.
To ensure that requests are made to the City for the required inspections. Failure to notify the Development Services Department that the work is ready for inspection may necessitate the removal of some of the construction materials at the owner's expense in order to perform required inspections.
To cause all certifications required by the City to be completed and to reconcile the permit fees upon completion of the work. I/We understand that the City will not issue a Certificate of Completion or a Certificate of Occupancy until these documents are completed.
I/We acknowledge that consultant fees may be incurred as a result of the review and inspection of the proposed work. I/We agree to be responsible for the payment of these fees and understand that the payment of these fees is required prior to issuance of a Certificate of Occupancy.

SALES TAX

All contractors and vendors must report sales taxes for transactions in the City of Medina on quarterly combined excise tax returns. The 4-digit location code for the City of Medina is 1718.

OWNER OR OFFICER/REPRESENTATIVE NAME AND SIGNATURES

I HAVE READ, UNDERSTOOD AND AGREE TO THE ABOVE REQUIREMENTS.

Signature Anu Jain Date 10/23/2023

Name

Record Date:8/17/2023 1:53 PM

King County, WA

Return To:

John Sherwood, Jr.

Peterson Russell Kelly Livengood PLLC

10900 NE 4th Street, Suite 1850

Bellevue, WA 98004

E3250144

EXCISE TAX AFFIDAVITS

8/17/2023 1:53 PM KING COUNTY, WA

Selling Price:\$2,226,230.00

Tax Amount:\$48,994.98



20230817000495

WARRANTY DEED

Rec: \$205.50

8/17/2023 1:53 PM

KING COUNTY, WA

Unofficial Copy

STATUTORY WARRANTY DEED

Grantor: Anuradha Jain, a married woman as to her separate estate undivided 61.642808% interest

Grantees: Naveen K. Jain, Trustee of the Anu Irrevocable Trust

Legal Description:

Portion of Section 36/ Township 25 N/ Range 4 E/ WM, in King County, Washington.

Complete legal description on page 3 (Exhibit A)

Assessor's Tax Parcel Number:

201870-0240

STATUTORY WARRANTY DEED

THE GRANTOR, Anuradha Jain, a married woman as her separate property as to a 61.642808% undivided tenancy in common interest, conveys and warrants to Naveen K. Jain, Trustee of the Anu Irrevocable Trust, the following described real estate, situated in the County of King, State of Washington, together with all after acquired title of the Grantor therein:

Legal description contained in Exhibit A attached hereto and made a part hereof.

Dated July 10th, 2023

Anuradha Jain
Anuradha Jain

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Anuradha Jain, to me known to be the individual that executed the foregoing instrument, and acknowledged the said instrument to be her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute the same instrument.

GIVEN under my hand and official seal this 10th day of JULY, 2023.

STEPHANIE FOX
Notary Public
State of Washington
License Number 110006
My Commission Expires
May 04, 2025

Stephanie Fox
Stephanie Fox
[print notary's name]
Notary Public in and for the State of Washington
residing at Seattle, WA
My commission expires: May 4, 2025

EXHIBIT A

PARCEL A:

THAT PORTION OF SECTION 36, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY MARGINAL LINE OF COUNTY ROAD NO. 1014 WITH A LINE 1068.07 FEET SOUTH OF AND MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID SECTION;
THENCE ALONG THE SAID SOUTHWESTERLY MARGINAL LINE OF SAID COUNTY ROAD, SOUTH 23°36' EAST 101.16 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 23°36' EAST ALONG SAID MARGINAL LINE 100 FEET;
THENCE AT RIGHT ANGLES THERETO SOUTH 66°24' WEST 305 FEET, MORE OR LESS, TO THE SHORE OF LAKE WASHINGTON;
THENCE NORTHWESTERLY ALONG THE SHORE OF SAID LAKE TO A POINT ON A LINE WHICH BEARS SOUTH 66°24' WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 66°24' EAST ALONG SAID LAST MENTIONED LINE 360 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;
TOGETHER WITH ALL SHORE LANDS OF THE SECOND CLASS LYING IN FRONT OF ADJACENT TO OR ABUTTING THEREON;

(ALSO KNOWN AS LOT B OF DEBRIES LAKE WASHINGTON TRACTS, AN UNRECORDED PLAT).

PARCEL B:

THAT PORTION OF SECTION 36, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF COUNTY ROAD NO. 1014 WITH A LINE PARALLEL WITH AND 1,068.07 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION;
THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 23°36'00" EAST 201.16 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE SOUTH 23°36'00" EAST 75.00 FEET;
THENCE SOUTH 66°24'00" WEST TO THE SHORE OF LAKE WASHINGTON;
THENCE NORTHWESTERLY ALONG SAID SHORE TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 66°24'00" EAST;
THENCE NORTH 66°24'00" EAST 305 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;
TOGETHER WITH SECOND CLASS SHORE LANDS ADJOINING;

(BEING KNOWN AS THE NORTHWESTERLY 75.00 FEET OF TRACT C OF DEVRIES LAKE WASHINGTON TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF; TOGETHER WITH SECOND CLASS SHORE LANDS ADJOINING);

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Ecological No Net Loss Assessment Report

Prepared for

**Jain Residence
8315 Overlake Drive West
Medina, WA 98039**

Prepared by

 **Northwest**
Environmental Consulting, LLC

Northwest Environmental Consulting, LLC
600 North 36th Street, Suite 423
Seattle, WA 98103
206-234-2520

January 2024

Purpose

The purpose of this report is to fulfill the requirements of City of Medina Municipal Code (MMC) 20.66.000 for General requirements applicable to all shoreline development and uses by assessing overall project impacts and proposed mitigation to determine if the project meets the “No Net Loss” standard.

No Net Loss is defined as “An ecological concept whereby conservation losses in one geographic or otherwise defined area are equaled by conservation gains in function in another area.”

Permits are being applied for a moorage cover.

Location

The subject property is located at 8315 Overlake Drive West in the City of Medina, Washington (see Appendix A – Sheet 1.0). The parcel is on the waterfront of Lake Washington, a shoreline of the state, that contains several endangered fish species listed under the Endangered Species Act and Washington State designated priority fish species.

Project Description

The proposed work will install a translucent, Crystallite, moorage cover.

During construction, a floating boom will surround the work barge and dock. (See Appendix A – Sheet 7.0).

A shoreline vegetation plan is proposed, that will add 2 native conifers and 3 native shrubs. These shoreline plantings will provide shade and allow beneficial allochthonous material to enter the lake along the shoreline. The existing vegetation will be preserved. (See Appendix A – Sheet 8 and 9).

Project drawings are included in Attachment A.

Approach

Northwest Environmental Consulting LLC (NVEC) biologist Brad Thiele conducted a site visit on December 21, 2023 to evaluate conditions on site and adjacent to the site. NVEC also consulted the following sources for information on potential critical fish and wildlife habitat along this shoreline:

- Washington Department of Fish and Wildlife (WDFW): Priority Habitats and Species online database (<http://apps.wdfw.wa.gov/phsontheweb/>)
- WDFW SalmonScope online database of fish distribution and ESA listing units (<https://apps.wdfw.wa.gov/salmonscape/>)

Site Description

The subject property is a shoreline tract in a residential neighborhood. It has shoreline on its western boundary with single-family homes to the north and south along the shoreline.

The only existing structures on the property are the house and dock. The dock has been upgraded with grated decking.

The shoreline is lawn with some ornamental shrubs and fruit trees to a concrete walkway. The walkway borders a gravel beach and has an attached concrete patio that extends landward. The walkway appears to be waterward of the ordinary high water mark. The substrates along the shore are gravel changing to sand about 10 feet from shore. Eurasian milfoil was present starting about 40 feet from shore.

The neighboring shorelines are landscaped similarly with docks and no bulkheads. See attached photos in Appendix B- Photos.

Species Use

WDFW's PHS mapping and SalmonScape mapping tools show the following salmonid species using Lake Washington for migration and/or rearing: residential coastal cutthroat (*Oncorhynchus clarkii*), winter steelhead (*O. mykiss*), Dolly Varden/bull trout (*Salvelinus malma*), sockeye salmon (*O. nerka*), fall Chinook (*O. tshawytscha*), coho salmon (*O. kisutch*), and kokanee (*O. nerka*). The SalmonScape database maps the site as accessible to the Endangered Species Units (ESU) of Threatened Chinook and steelhead. Juveniles migrate and may rear in the waters near the project when traveling from spawning sites on other lake tributaries to the lakes system's outlet at the Hiram M. Chittenden Locks. The project site is accessible to any fish migrating or rearing in the lake.

The shoreline is not mapped as a Sockeye spawning location, sockeye spawning is mapped south of the property near the point.

Priority Habitats and Species mapping, maps a wetland about 300 feet to the west of the project.

Project Impacts and Conservation Measurements

Direct Impacts:

Sediments: Sediment disturbance will not occur from installing a moorage cover.

Shoreline: Planting native vegetation, including a Douglas fir, shore pine and native shrubs, will increase the habitat functions of the shoreline by creating shade along the shoreline that will be an improvement from the existing baseline habitat conditions at the project site. These plants will provide overhanging cover for fish, structural diversity for birds and wildlife, detritus for aquatic invertebrates and long-term recruitment of woody material and other allochthonous food sources. The proposed planting plan is included (see Appendix A – Sheet 8).

Lakebed: No change to lakebed will occur from installation of a translucent moorage cover.

Noise: Construction equipment will create noise audible to neighbors. Noise disturbance will be short-term and should have negligible effects on fish and wildlife in the area. Work will be

completed during the in-water work window when juvenile fish are not expected to be present in larger numbers.

Potential spills: Short-term risks include the potential for spills that can occur with any equipment operation. The risk of impact to the aquatic environment is expected to be minimized because a trained crew will be onsite that will implement spill containment measures should a spill occur.

Shading: Shading of the water column is a concern in the nearshore and can create habitat for predatory fish that feed on outmigrating salmonids. Overwater coverage may also create a partial migration barrier to juvenile salmonids that may hesitate before passing underneath a structure increasing outmigration times. Using a transparent moorage cover will minimize this effect.

Recreational Boating: The project supports continued recreational boating, which has been identified as a limiting factor for salmonid populations in Lake Washington. The moorage improvements will not introduce additional boating to Lake Washington, as the owners could still access the lake from a public boat launch or private moorage facility.

Other Conservation measures:

Work window: The work will be completed during the prescribed in-water work window for this area of Lake Washington (July 16 to March 15). Operating within this time frame helps protect Chinook salmon, steelhead, bull trout and other salmonid fish species by doing work when juvenile fish are not expected to be present that use the nearshore environment where the work occurs.

Best Management Practices: Applicable BMPs will be used, such as a floating boom around the in-water work area, to contain any floating debris that may escape during construction. The barge will have a perimeter containment sock to absorb oil and grease that might inadvertently wash from the barge during construction.

Hazardous material containment supplies such as spill absorbent pads and trained personnel will be required onsite during any phase of construction where machinery is in operation near surface waters.

In-lieu Fee: The shoreline on the subject property will be planted with native, overhanging vegetation. The project also requires approval from the National Marine Fisheries Service (NMFS). NMFS has developed a calculator to determine appropriate mitigation costs for proposed in-water structures in Lake Washington. This calculator has established a fund that owners can pay into if they are not willing or cannot find mitigation to offset impacts from the project. The owner is not able to complete the required mitigation at the subject property required by NMFS and the property owners will pay into the in-lieu fee program to mitigate project impacts. An in-lieu fee program is defined as follows:

“A program involving the restoration, establishment, enhancement, and/or preservation of aquatic resources through funds paid to a governmental or non-profit natural resources management entity to satisfy compensatory mitigation requirements... Similar to a mitigation bank, an in-lieu fee program sells compensatory mitigation credits to permittees whose obligation to provide compensatory mitigation is then transferred to the in-lieu program sponsor.” (Fed. Reg. 40 CFR Part 230)

The fee has been determined using the Restoration And Permitting (RAP) Calculator for Lake Washington and will be paid to King County Water & Land Resources Division. This funding has

been used to remove 350 derelict piles from the mouth of the Cedar River in Lake Washington.

Conclusion

Juvenile Chinook salmon, and other salmonids, rear and migrate along the Lake Washington shoreline. Lake Washington is a Shoreline of the State.

There will be temporary impacts from noise during construction but will be limited to mostly hand tools and a work boats.

The project will minimize construction effects on the environment by following the prescribed fish window and using applicable BMPs to prevent construction spills, turbidity, and floating debris from escaping the area. The construction crew will retrieve all dropped items from the bottom and dispose of them properly. The effects of construction will be short term.

The new moorage cover will use a transparent cover that will allow light to reach the water beneath and will not cause effects associated with overwater coverage.

A shoreline planting plan will be implemented that will add 1 Western red cedar, 1 shore pine, and 3 native shrubs (2 species) that will provide natural shading, allochthonous food sources and will eventually be a source of woody materials that will improve shoreline conditions at the site in the long-term. The owner has also opted to pay into the In Lieu Fee program that will be used for conservation projects that benefit salmon in King County.

This project has been designed to meet current residential dock standards and will use Best Management Practices to reduce project impacts. The conservation measures are designed to improve ecological functions or prevent further degradation of habitat **and will result in No Net Loss of ecological functions.**

Document Preparers

Brad Thiele

Biologist

30 years of experience

Northwest Environmental
Consulting, LLC (NVEC)

The conclusions and findings in this report are based on field observations and measurements and represent our best professional judgment and to some extent rely on other professional service firms and available site information. Within the limitations of project scope, budget, and seasonal variations, we believe the information provided herein is accurate and true to the best of our knowledge. Northwest Environmental Consulting does not warrant any assumptions or conclusions not expressly made in this report, or based on information or analyses other than what is included herein.

REFERENCES

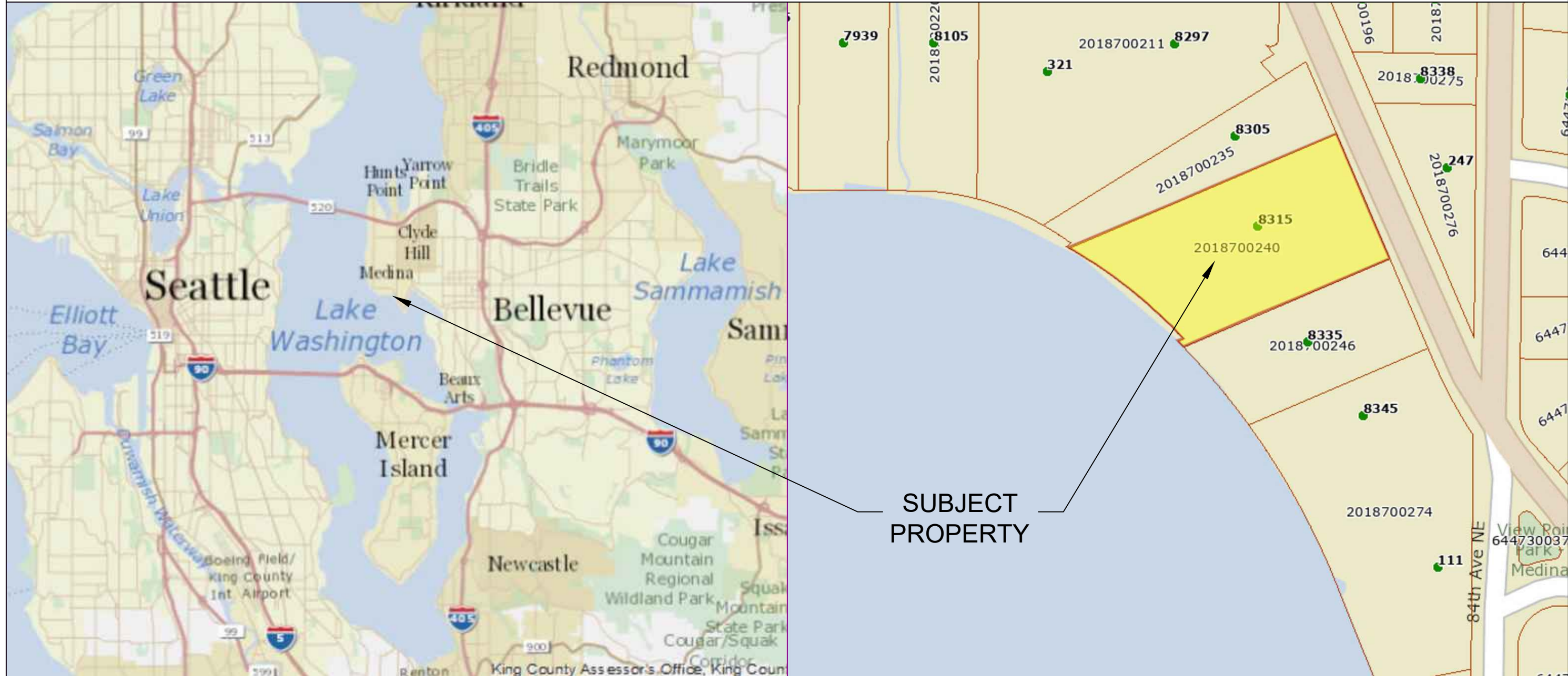
King County. 2024. King County iMap. Online database. Accessed January 2024 at <https://gismaps.kingcounty.gov/iMap/>

Washington Department of Fish and Wildlife (WDFW). 2024. Priority Habitats and Species. Online database. Accessed January 2024 at <http://apps.wdfw.wa.gov/phsontheweb/>

WDFW. 2024. SalmonScape. Online database. Accessed January 2024 at <http://apps.wdfw.wa.gov/salmonscape/>

Appendix A: Project Drawings

SITE PLAN



**SUBJECT
PROPERTY**

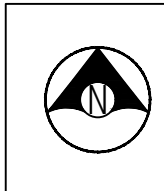
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Legal Description: DE VRIES LK WASHINGTON TRS UNREC LOT B TGW SH LDS ADJ TGW NWLY 75 FT LOT C TGW SH LDS ADJ

Plat Block:
Plat Lot: B-C

Parcel
LAT: 47.61383
LONG: -122.22941

Dock
LAT: 47.613597
LONG: -122.229922



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Scope of Work: We propose to install a 338 sqft moorage cover.

County: King County
Location: Lake Washington

Applicant: Jain Residence
8315 Overlake Dr West
Medina, WA 98039

Datum: CORPS OF ENGINEERS 1919
SW Quarter Of Section 24, Township 14, Range 05

Adjacent Owners:
MEDINA CONCORD LLC
NICO SEBASTIAN LLC
8305 OVERLAKE DR W 98039

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1.0**

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PAGE 1 OF 1

GENERAL NOTES:

MATERIALS SPEC LIST:

Boat Lifts: Aluminum

- * SL10014ARW - 146" x 191"

CODE REFERENCES: Medina

We are applying for the permit to be reviewed under the:

16.65.40. - Covered moorage



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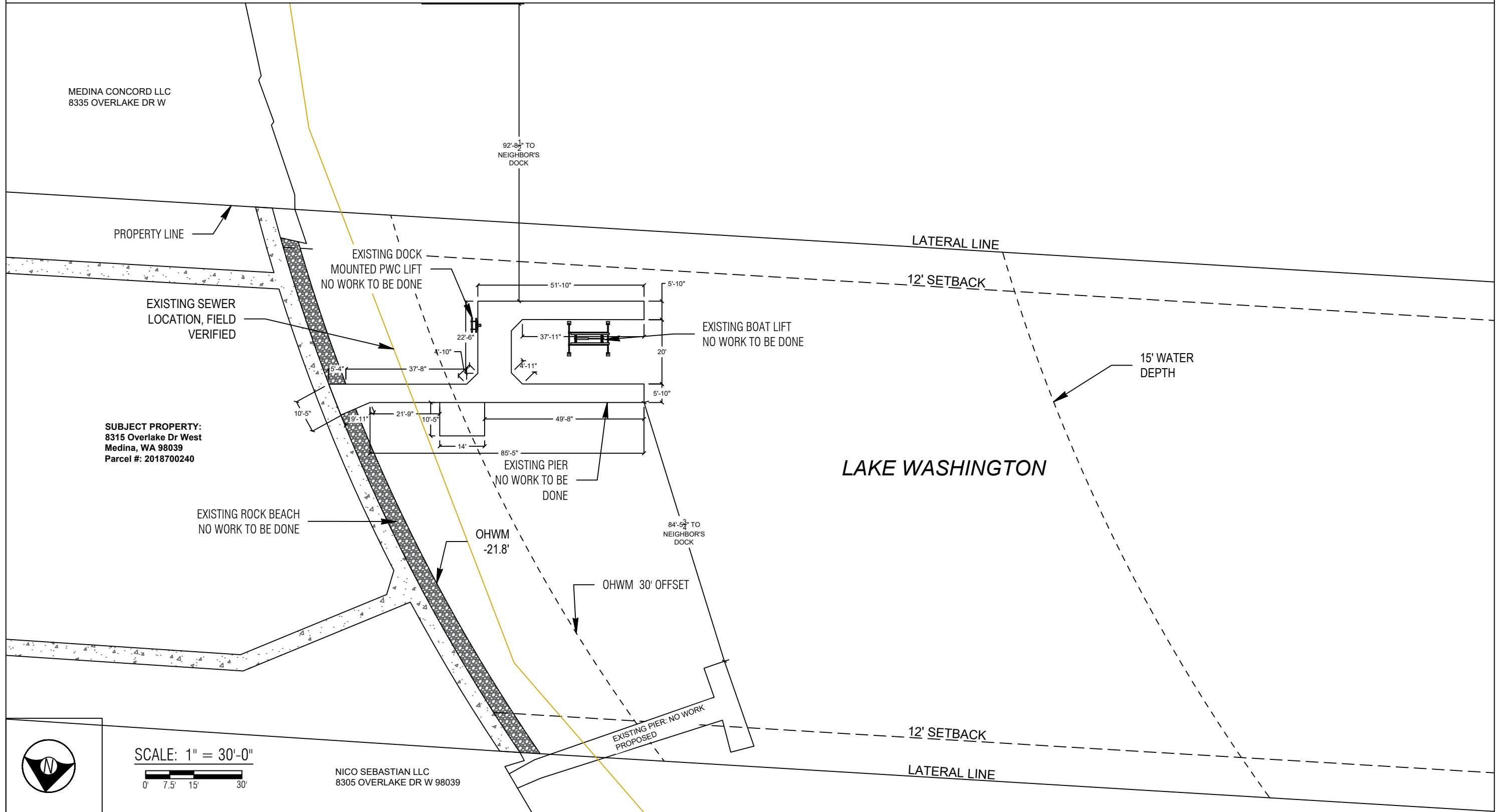
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EXISTING CONDITIONS

****CLEAN UP LAKE AROUND PROJECT****



County: King County
Location: Lake Washington

Applicant: Jain Residence
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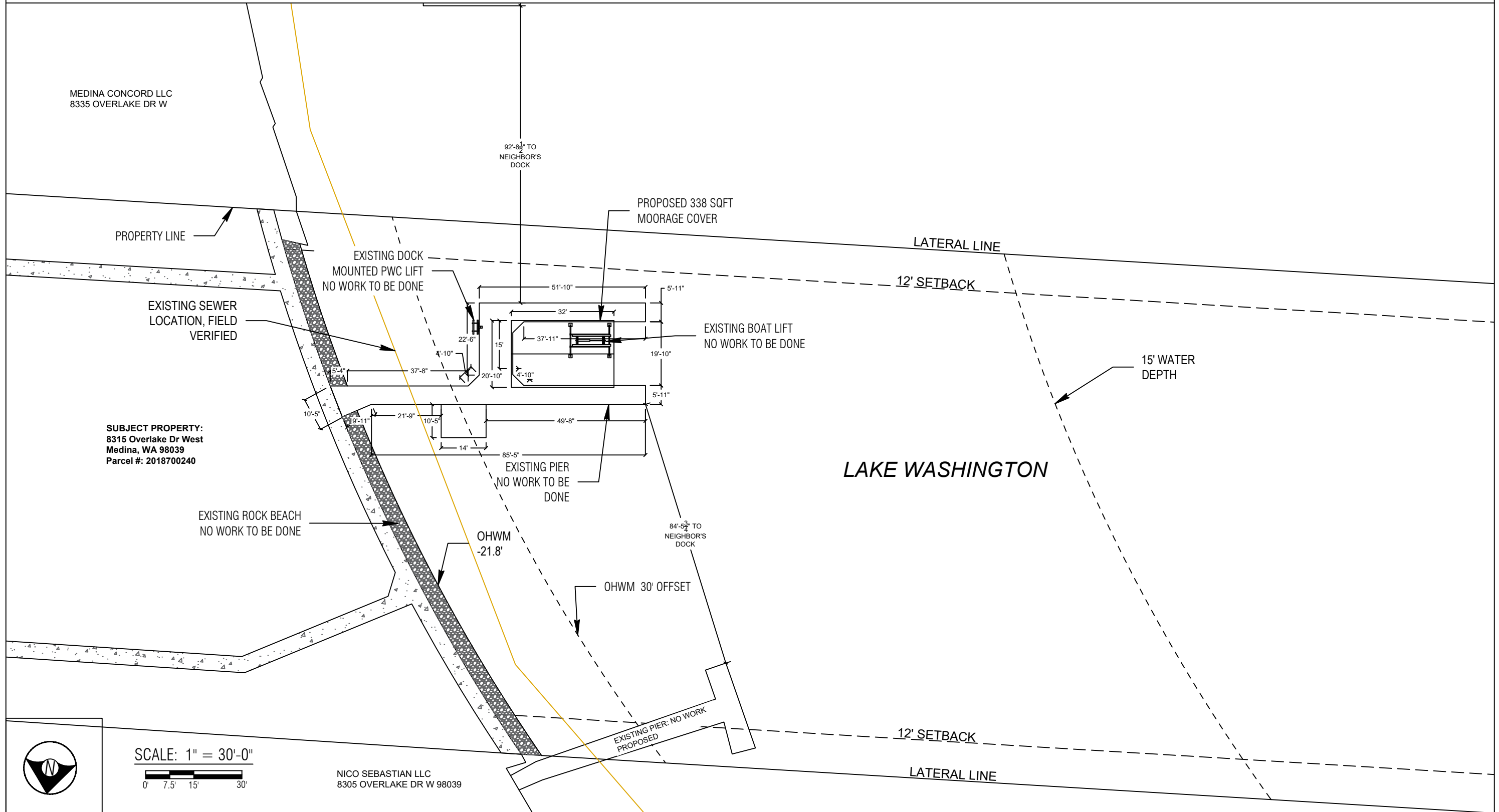
Scope of Work: We propose to install a 338 sqft moorage cover.

SHEET 3.0

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PROPOSED CONDITIONS

****CLEAN UP LAKE AROUND PROJECT****



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Scope of Work: We propose to install a 338 sqft moorage cover.

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PIER DETAILS - EXISTING/PROPOSED PLAN VIEW

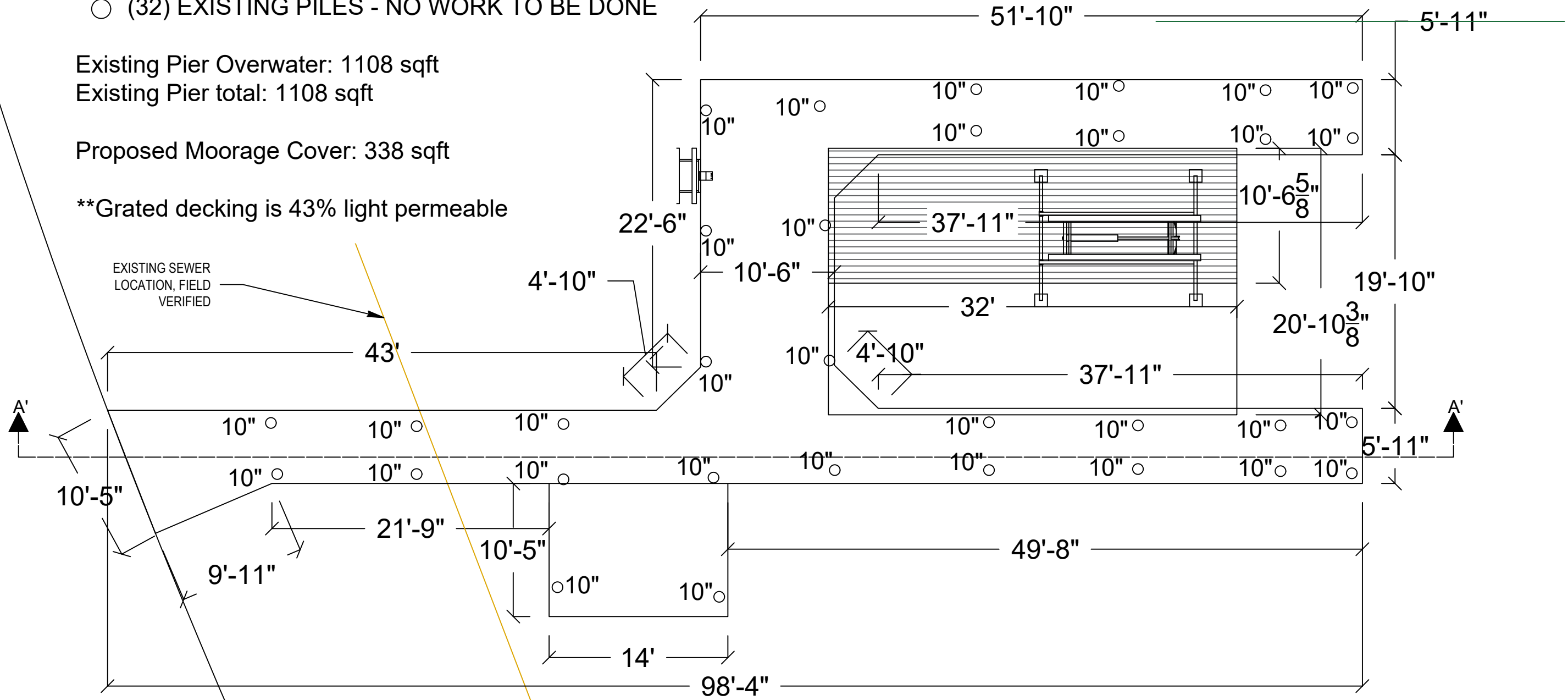
LEGEND

○ (32) EXISTING PILES - NO WORK TO BE DONE

Existing Pier Overwater: 1108 sqft
Existing Pier total: 1108 sqft

Proposed Moorage Cover: 338 sqft

**Grated decking is 43% light permeable



PLAN VIEW



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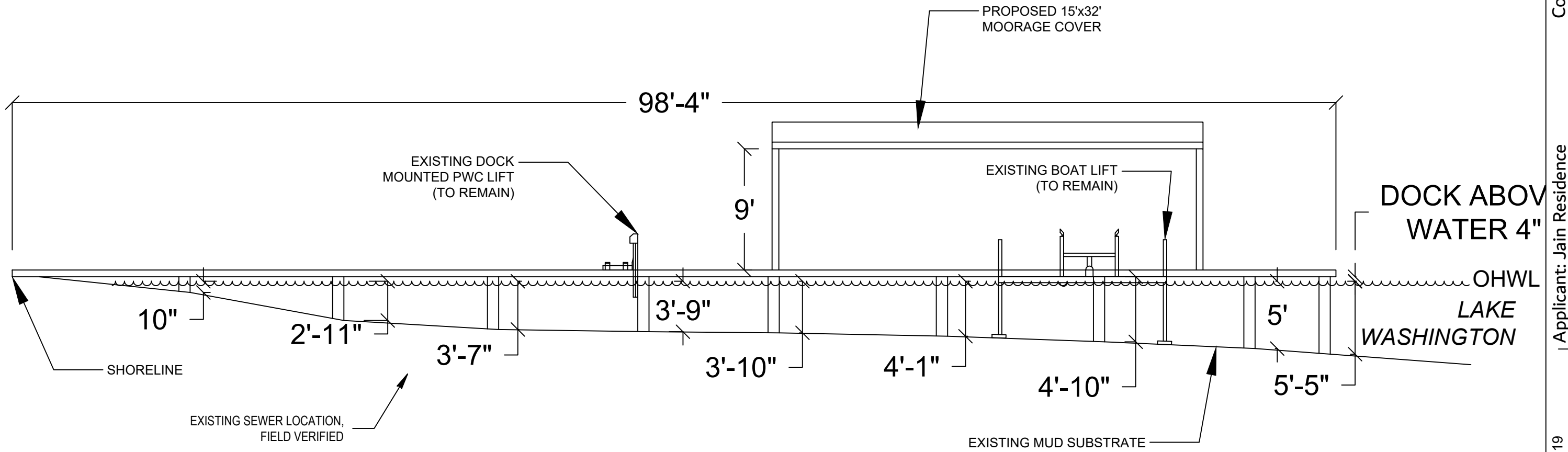
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PIER DETAILS EXISTING/PROPOSED - SECTION VIEW



SECTION VIEW: A'-A'



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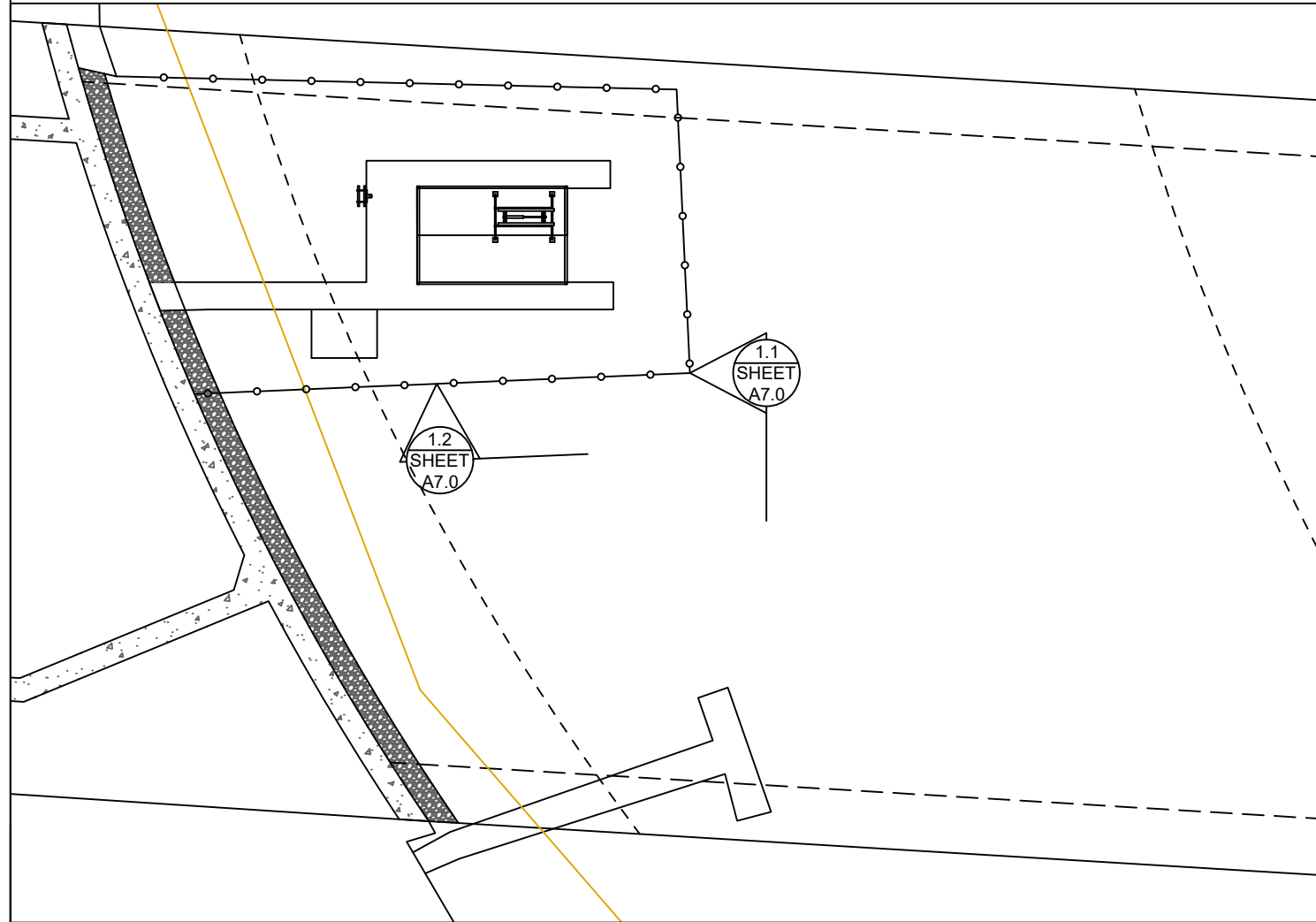
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BMP INFORMATION

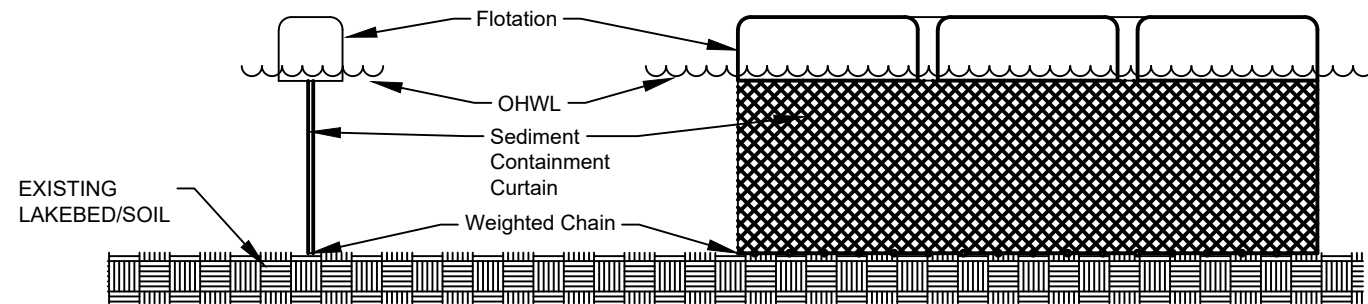


BMP NOTES:

- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
 2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
 3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
 4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
 5. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.
- B. No contamination of the marine environment shall result from project-related activities.
1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
 2. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
 3. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
 4. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
 5. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
 6. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
 7. When removing piles and other similarly treated wood, containment curtain must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
 8. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment curtain.
 9. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
 10. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
 11. Construction staging (including stocking of materials, etc.) will occur on the supply barge.
 12. All Exposed wood to be used on the project will be treated with a cheminite treatment.

DETAIL 1.1

DETAIL 1.2



DETAIL 1.1 & 1.2



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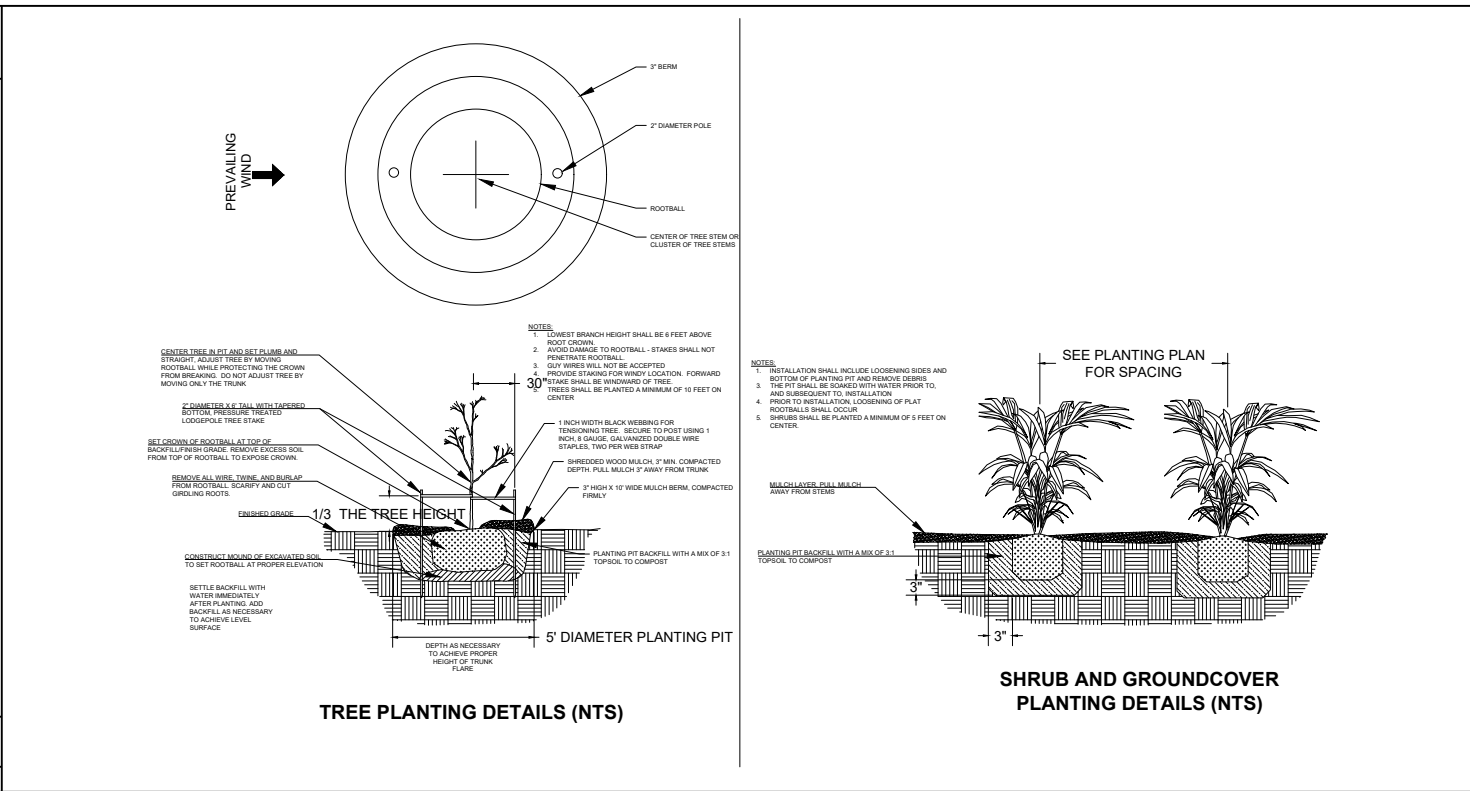
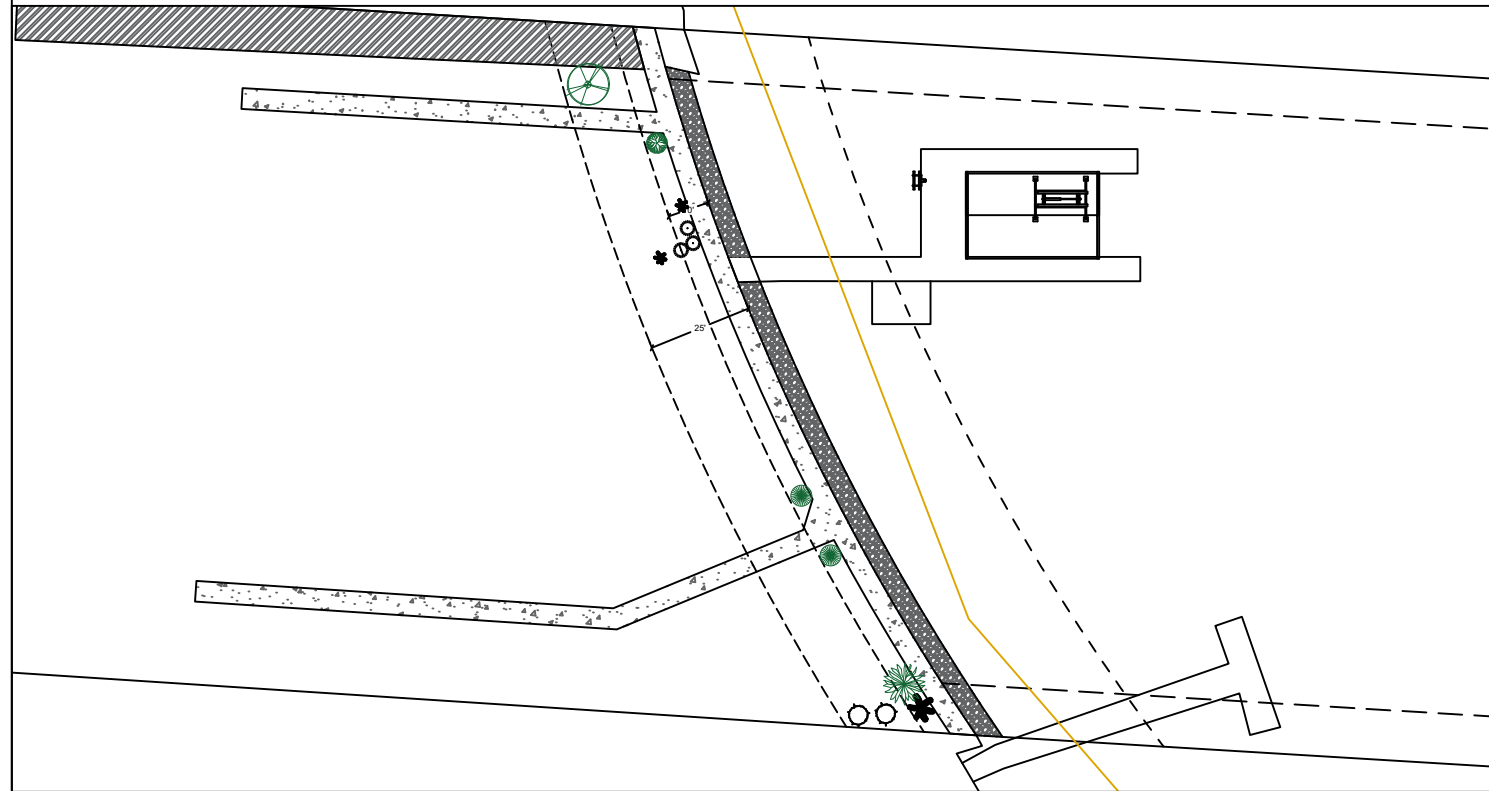
MEDINA CONCORD LLC
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MITIGATION PLAN



Notes:

1. Shrubs are shown, and shall be planted, at least five feet on center. Trees are shown, and shall be planted, at least ten feet to center.
2. The property owner will implement and abide by the shoreline planting plan. The plants shall be installed before or concurrent with the work authorized by this permit. A report, as-built drawing and photographs demonstrating the plants have been installed or a report on the status of project construction will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, within 12 months from the date of permit issuance. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Report for Mitigation Work Completion form.
3. The property owner will maintain and monitor the survival of installed shoreline plantings for five years after the U.S. Army Corps of Engineers accepts the as-built report. Installed plants shall achieve 100% survival during monitoring Years 1 and 2. Installed plants shall achieve at least 80% survival during monitoring Years 3, 4 and 5. Percent survival is based on the total number of plants installed in accordance with the approved riparian planting plan. Individual plants that die will be replaced with native riparian species in order to meet the survival performance standards.
4. The property owner will provide annual monitoring reports for five years (Monitoring Years 1-5). Each annual monitoring report will include written and photographic documentation on plant mortality and replanting efforts and will document whether the performance standards are being met. Photos will be taken from established points and used repeatedly for each monitoring year. In addition to photos at designated points, photo documentation will include a panoramic view of the entire planting area. Submitted photos will be formatted on standard 8 1/2 x 11" paper, dated with the date the photo was taken, and clearly labeled with the direction from which the photo was taken. The photo location points will be identified on an appropriate drawing. Annual shoreline planting monitoring reports will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, by November 31 of each monitoring year. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Mitigation Planting Monitoring Report form.

PROPOSED PLANTING SPECIES/QUANTITIES

SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	<i>Thuja plicata</i>	Western Red Cedar	1	3 ft
	<i>Pinus contorta v contorta</i>	Shore pine	1	3 ft
	<i>Rosa nutkana</i>	Nootka Rose	1	1 Gallon
	<i>Philadelphus lewisii</i>	Mock Orange	2	1 Gallon

PLANTS: Shrubs to be installed 5ft on center and trees to be installed 10ft on center.

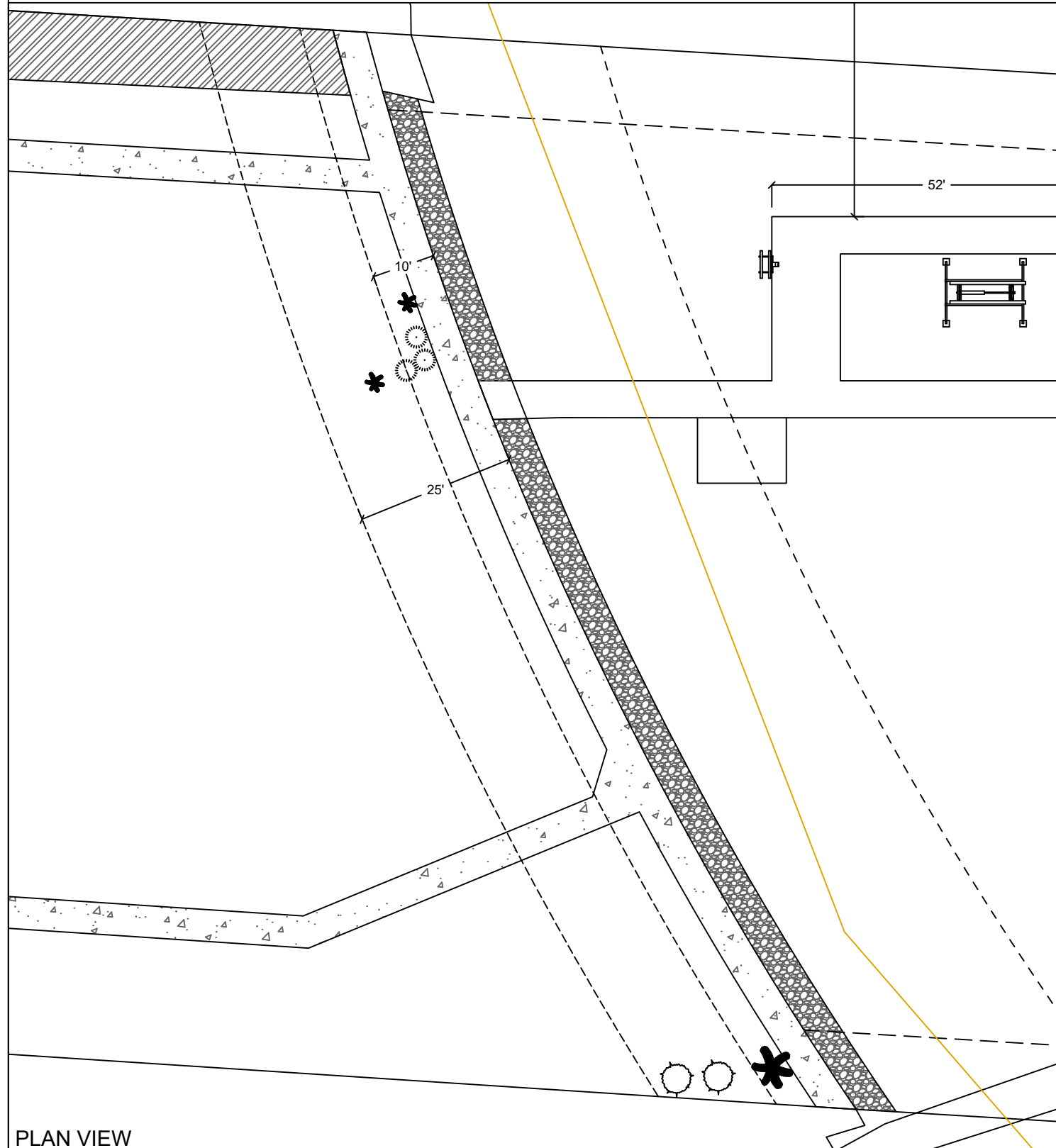


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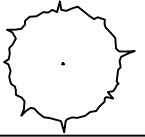
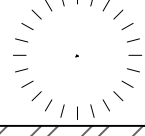


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EXISTING PLANT PLAN



EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	<i>Chamaecyparis obtusa</i>	Hinoki cypress	2	5' x 12'
	<i>Sporobolus heterolepis</i>	Prairie Dropseed	3	3'
	<i>Juniper communis</i>	Juniper	many	varies
	<i>Berberis thunbergii</i>	Japanese Barberry	3	varies

PLAN VIEW

EXISTING PLANTS TABLE

Scope of Work: We propose to install a 338 sqft moorage cover.



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GENERAL ENGINEERING NOTES:



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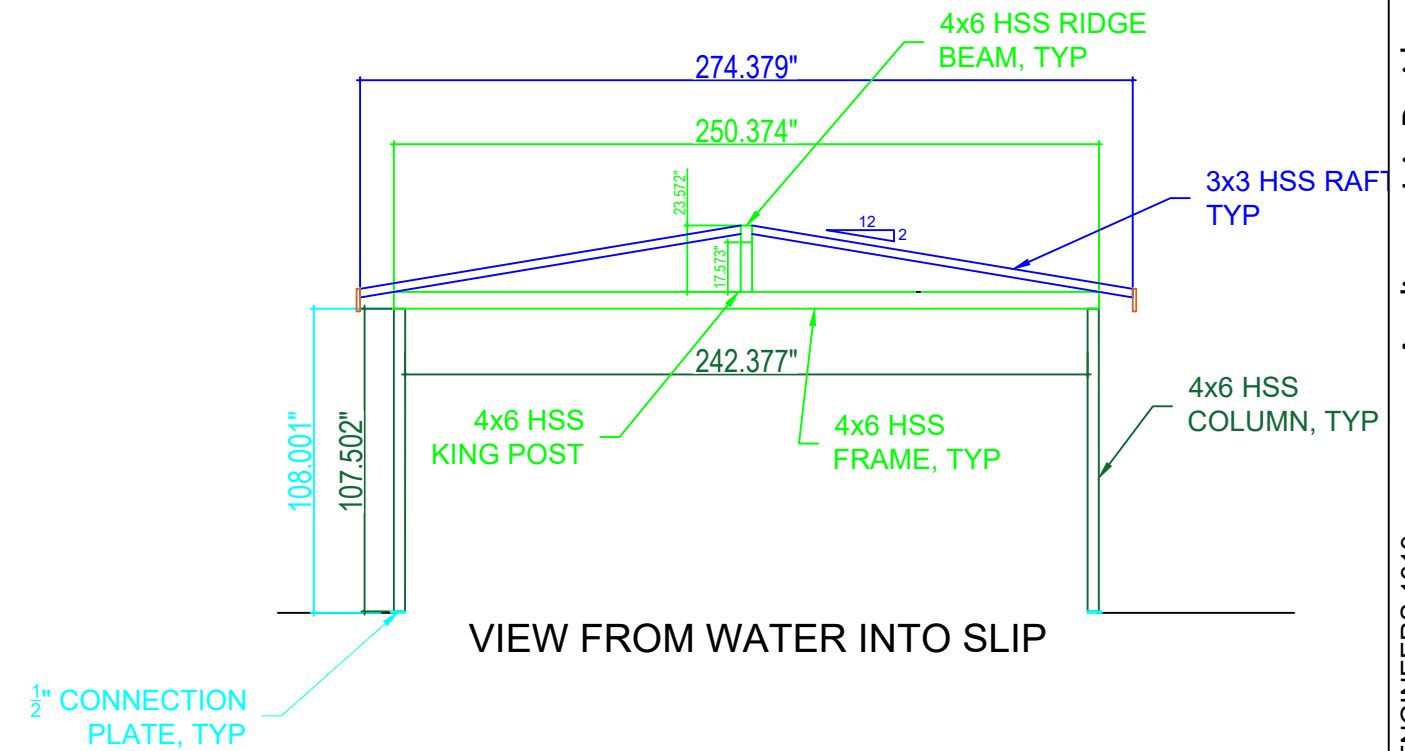
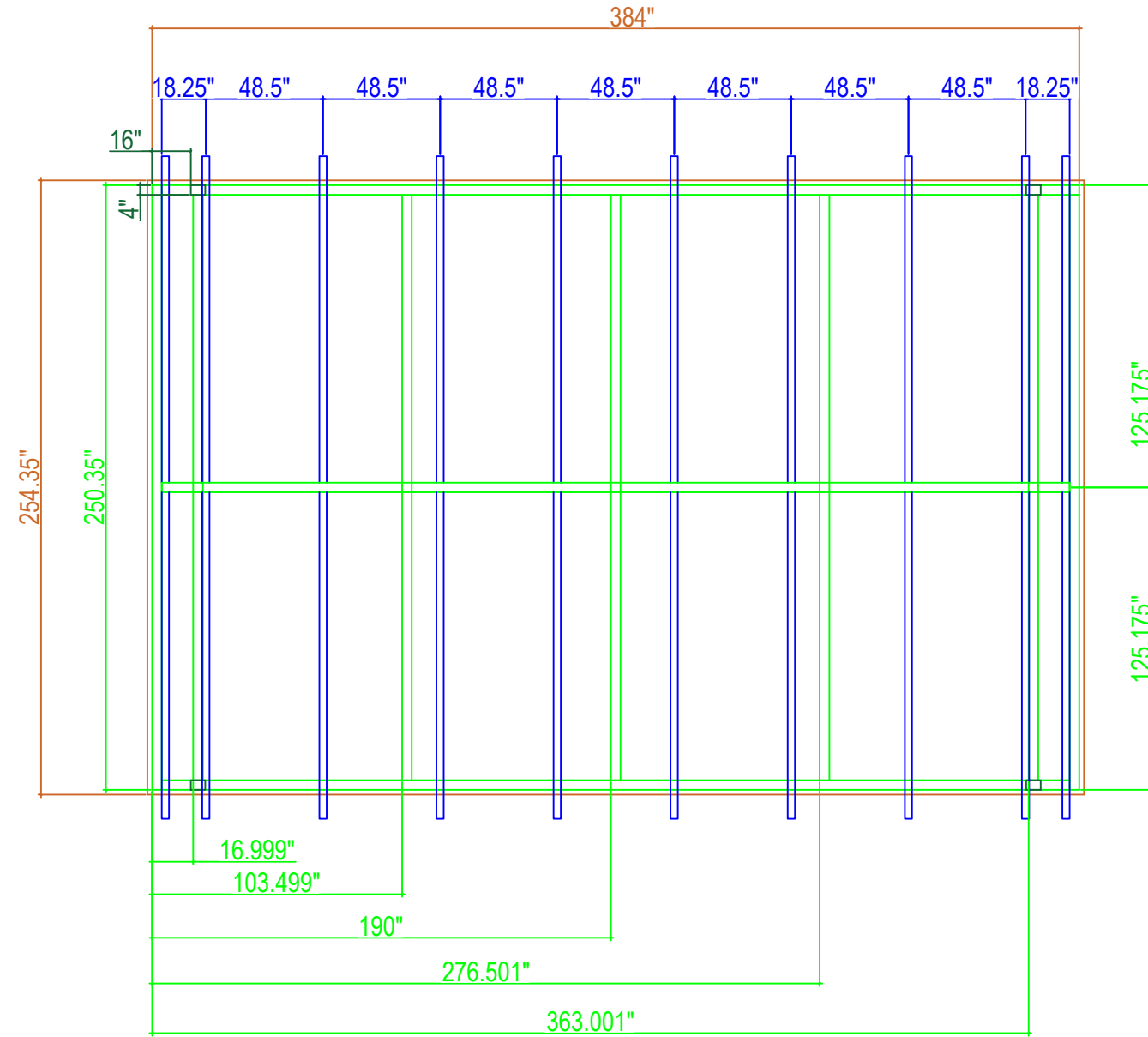
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County: King County
Location: Lake Washington
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FRAMING PLAN



VIEW FROM WATER INTO SLIP



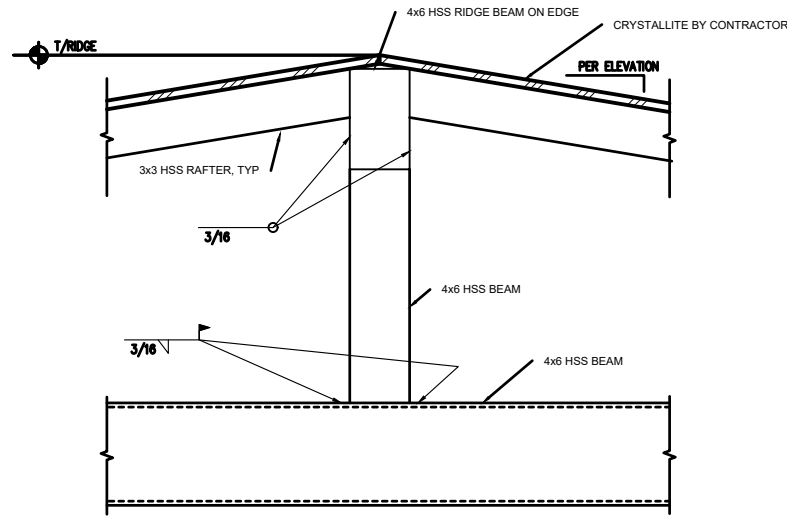
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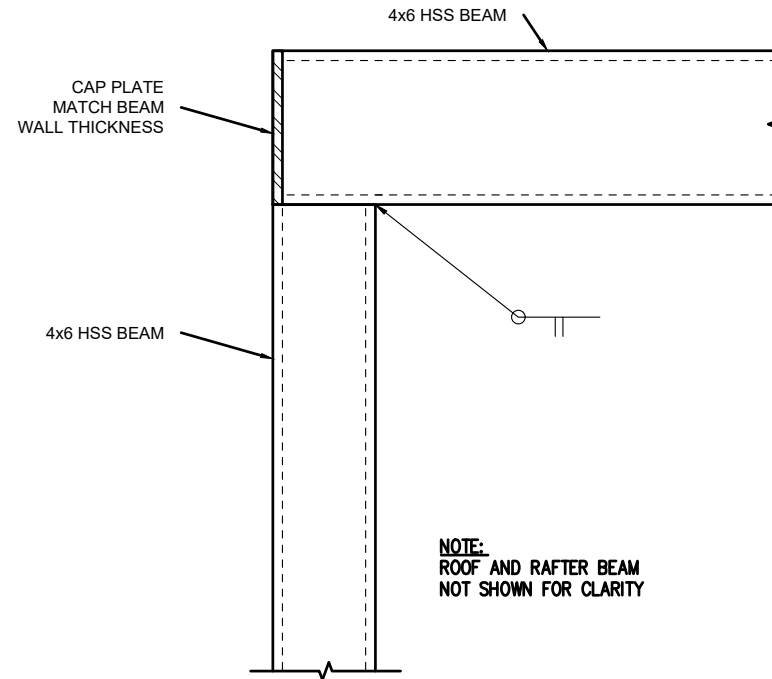
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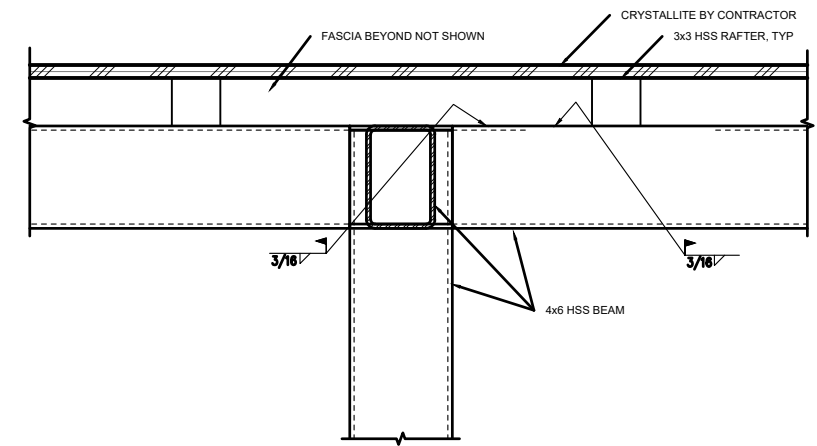
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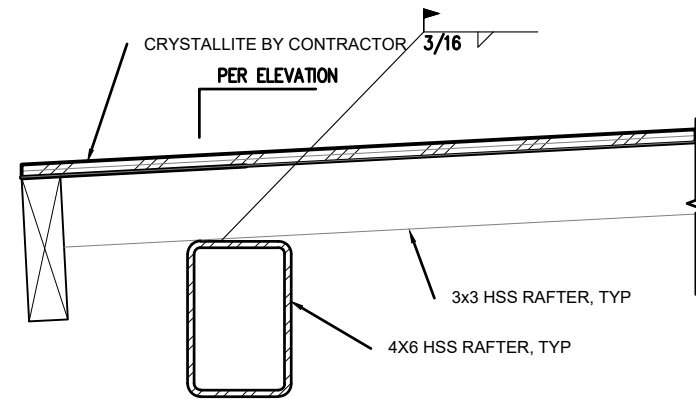
S1 RIDGE BEAM FRAMING AT SUPPORT
SCALE: 1" = 1"



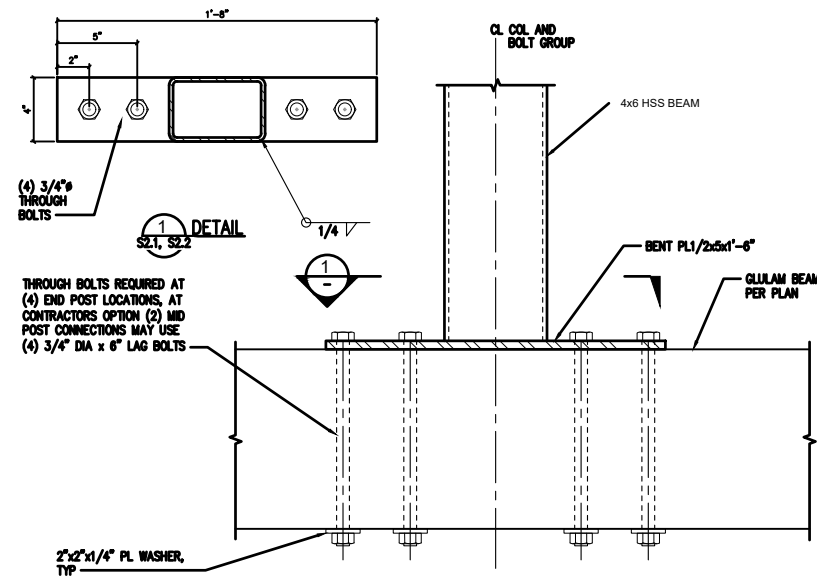
S2 HSS BEAM-TO-COLUMN CONNECTION
SCALE: 1-1/2" = 1"



S3 RAFTERS TO BEAM-TO-COLUMN
SCALE: 1" = 1"



S4 RAFTER-TO-BEAM CONNECTION
SCALE: 1-1/2" = 1"



S5 HSS TO EXISTING DOCK GLB
SCALE: 1" = 1"

S6 TYPICAL ROOF RAFTER AT BEAM
SCALE: 1" = 1"



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Appendix B: Site Photographs



Photo 1 - Existing dock looking waterward.



Photo 2 - Existing dock looking landward.



Photo 3 - Existing shoreline conditions looking north.



Photo 4 - Existing shoreline conditions looking south.



Photo 5 - Existing conditions north of site.



Photo 6 - Existing shoreline conditions looking south.



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

December 20, 2023

Mr. Zion Napier
1080 W Ewing Pl #300
Seattle, WA 98119
206-236-1700
via email: permits@seabornplldriving.com

Re: **Determination of Complete Application -Incomplete**
Non- Administrative Substantial Development Permit
8315 Overlake Dr. West, (P-23-062)

Dear Mr. Napier,

On November 17, 2023, the City of Medina received the above-referenced application to receive a Non-Administrative Substantial Development Permit. During review, the following items were identified as needing revision, correction, and/or clarification:

Non-administrative Substantial Development

- 1. Materials Required:** While the Administrative Development checklist was completed, staff found that the Vicinity Map and SEPA checklist were identified as completed but not uploaded with the application. To approve the application these materials would need to be submitted.
 - **Vicinity Map with 300 ft radius illustrating** that you have captured all the addresses within 300 ft or three parcels depth of the project.
 - **SEPA Checklist**
- 2. Clarification needed:** Applicant is showing a larger moorage cover than previously cited - measuring about 615 sf instead of 388sf.
- 3. Project requires a Shoreline Variance** since the existing dock (1,259sf) exceeds maximum shoreline lot coverage allowance of 1,200sf. The moorage cover puts the project further into non-conformity and a variance is required to maintain the scope of the project.
 - Applicant stated there are no critical areas on site however the entire shoreline has a Moderate to High Liquefaction Susceptibility designation, which falls under Seismic Hazards. This triggers the need for a Geotech report.
 - A no net written analysis is required because a Geotech is required, and the project has a non-conforming status.

At this time, the processing of your application is placed on hold pending the submittal of the requested information. Once the requested information is received, the city will continue processing your application. Please be aware that these determinations do not preclude the city from requesting additional information.

Please upload new items to the portal at your earliest convenience. If you have questions, please do not hesitate to contact me at ssnook@atwell-group.com or 425.216.4051.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sharon Snook".

Sharon Snook
City of Medina
Planning Consultant

CC: Steven R. Wilcox
City of Medina
Development Services Director



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

January 24, 2024

Mr. Zion Napier,
1080 W Ewing Pl #300
Seattle, WA 98119
206-236-1700
permits@seabornplldriving.com

Re: Determination of Complete Application
Non- Administrative Substantial Development Permit
8315 Overlake Dr. West, (P-23-062)

Dear Mr. Napier,

The city has reviewed the above application for a Substantial Development Permit application to install a 338 square foot moorage cover at 8315 Overlake Drive West.

The application was received November 17, 2023, and resubmittal on January 9th, 2024. Your application was deemed complete (DOC) with conditions January 24, 2024, pursuant to MMC 16.80.050, then subsequently issue a Notice of Application (NOA).

1.SITE PLANS: There are sheets within the site plan that do not include a scale, such as Sheets 5.0 and 6.0. Elevations also do not include the ordinary high-water mark and overall height (including the roof pitch) of the moorage cover. Update the scope of work description to include that the application for the moorage cover that it is for half of the dock and bold the lines of the proposed moorage cover location on Sheet 4 that would make the proposed work especially clear in a public hearing.

2.VICINITY MAP: Vicinity Map you provided a map as a cover sheet within the plan set. Please provide a separate document that shows a 300 ft radius from the subject property illustrating that you have captured all the addresses within 300 ft or three parcels depth of the project. I sent the mailing instructions with this letter as an attachment.

3.SEPA CHECKLIST: Update the SEPA checklist with a brief description justifying some of the None & N/A answers so that I can easily defend your responses in the hearing.

4.GEOTECH REPORT: Confirm with the city's Geotechnical Consultant, WPD, that a Geotechnical report is not required for this project.

5.SHARED COMMON DOCKING AREA AGREEMENT: Provide a copy of the shared common dock area agreement that shows that the dock ownership (1.2 share) is shared with a neighbor to the north parcel number 2018700235.

The City will move forward with the required processes. A Notice of Application will now be prepared, mailed, and posted by the city within 14 days of the date of this letter pursuant to MMC 16.80.140.

Please be aware that this determination does not preclude the city from requesting additional information. If you have questions, please do not hesitate to contact me directly at ssnook@atwell-group.com or 425-216-4051.

A handwritten signature in blue ink, appearing to read "Sharon Snook".

Sincerely,

Sharon Snook
City of Medina
Planning Consultant

CC: Steven R. Wilcox
City of Medina
Development Services Director



CITY OF MEDINA NOTICE OF APPLICATION

Proposal: Non-Administrative Substantial Development Permit to install a 338 square foot moorage cover.

File No. P-23-062 Non-Administrative Substantial Development Permit

Applicant: Madison Johnson, Zion Napier(Agent)

Site Address: 8315 Overlake Dr West, Medina WA, 98039

Other Permits: Future Building Permit

Application Received: November 17, 2023

Determination of Completeness: January 24, 2024

Notice of Application: February 1, 2024

PUBLIC COMMENTS: Pursuant to MMC 16.80.110(B)(7), this application has a public comment period. Please submit public comments no less than 14 days and no more than 30 days from the date of issuance of the Notice of Application.

STATE ENVIRONMENTAL POLICY ACT: The proposal is exempt from environmental (SEPA) review pursuant to WAC 197-11-800(2)(e).

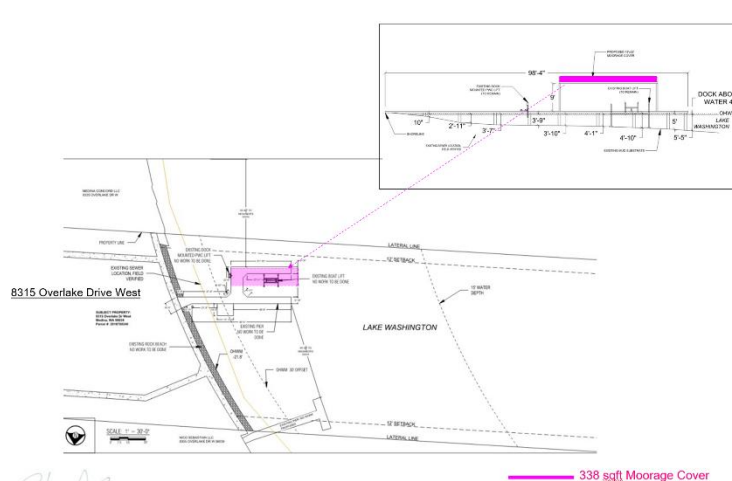
DETERMINATION OF CONSISTENCY: Pursuant to RCW 36.70B.040, a preliminary determination has found the proposal consistent with the provisions of the Medina Municipal Code.

APPEAL RIGHTS: Any person can comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), a Type 3 Non-Administrative Substantial Development Permit decision may be appealed to the King County Superior Court.

QUESTIONS: The complete application may be viewed either at City Hall, located at 501 Evergreen Point Road, Medina WA, 98039, or electronically by emailing the staff contact below.

STAFF CONTACT: Sharon Snook, City of Medina Planning Consultant, at (425) 216-4051 or ssnook@atwell-group.com.

SITE PLAN:



Sharon Snook

02/01/2024
Notice Issued

WARNING!
Posted notice is not to be removed, mutilated or concealed in any way.



CITY OF MEDINA NOTICE OF VIRTUAL HEARING

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a virtual public hearing on **Friday, February 23, 2024, at 1:00 PM** or as called as soon thereafter via Zoom. The purpose of this hearing is to consider testimony for and against the following:

Proposal: Non-Administrative Substantial Development Permit to install a 338 square foot moorage cover

File No. P-23-062 Non-Administrative Substantial Development Permit

Applicant: Madison Johnson, Zion Napier(Agent)

Site Address: 8315 Overlake Dr West, Medina, WA 98039

YOU ARE INVITED to attend the remote hearing and make oral and written comments. The Hearing Examiner has the discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs, or other exhibits on the application may be submitted to the staff contact or address below before the hearing date. The Hearing Examiner gives equal weight to testimony submitted in person at a hearing and written comments that are submitted. You are eligible to request a copy of the decision post hearing.

For information on how to participate in the remote hearing, please see the City's website for the hearing agenda which will be posted by Wednesday, February 21, 2024, at 4:00 PM. Please either log in or phone in at the beginning of the hearing to participate. If you need special accommodations, please contact the staff below.

APPEAL RIGHTS: Any person can comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), a Type 3 Non-Administrative Substantial Development Permit decision may be appealed to the King County Superior Court.

QUESTIONS: Requests for information and/or written comments may be directed to the staff contact below, or to Medina City Hall, Attn: Development Services, 501 Evergreen Point Road, Medina, WA 98039.

STAFF CONTACT: Jonathan Kesler, City of Medina Planning Manager, at (425) 233-6416 or jkesler@medina-wa.gov

Jonathan Kesler, AICP, Planning Manager

2/6/2024
Notice Issued



CITY OF MEDINA NOTICE OF VIRTUAL HEARING RESCHEDULED

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a virtual public hearing on **Tuesday, March 5, 2024, at 2:00 PM** or as called as soon thereafter via Zoom. The purpose of this hearing is to consider testimony for and against the following:

Proposal: Non-Administrative Substantial Development Permit to install a 338 square foot moorage cover

File No. P-23-062 Non-Administrative Substantial Development Permit

Applicant: Madison Johnson, Zion Napier(Agent)

Site Address: 8315 Overlake Dr West, Medina, WA 98039

YOU ARE INVITED to attend the remote hearing and make oral and written comments. The Hearing Examiner has the discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs, or other exhibits on the application may be submitted to the staff contact or address below before the hearing date. The Hearing Examiner gives equal weight to testimony submitted in person at a hearing and written comments that are submitted. You are eligible to request a copy of the decision post hearing.

For information on how to participate in the remote hearing, please see the City's website for the hearing agenda which will be posted by Friday, March 1, 2024, at 4:00 PM. Please either log in or phone in at the beginning of the hearing to participate. If you need special accommodations, please contact the staff below.

APPEAL RIGHTS: Any person can comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), a Type 3 Non-Administrative Substantial Development Permit decision may be appealed to the King County Superior Court.

QUESTIONS: Requests for information and/or written comments may be directed to the staff contact below, or to Medina City Hall, Attn: Development Services, 501 Evergreen Point Road, Medina, WA 98039.

STAFF CONTACT: Jonathan Kesler, City of Medina Planning Manager, at (425) 233-6416 or ikesler@medina-wa.gov

Jonathan Kesler, AICP, Planning Manager

2/16/2024
Notice Issued



CITY OF MEDINA

NOTICE OF VIRTUAL HEARING CANCELLED

NOTICE IS HEREBY GIVEN that the City of Medina has CANCELLED the Medina virtual public hearing on Tuesday, March 5, 2024, at 2:00 PM. The purpose of this hearing was to consider testimony for and against the following:

Proposal: Non-Administrative Substantial Development Permit to install a 338 square foot moorage cover

File No. P-23-062 Non-Administrative Substantial Development Permit

Applicant: Madison Johnson, Zion Napier(Agent)

Site Address: 8315 Overlake Dr West, Medina, WA 98039

This hearing will be rescheduled for a later date. A new Notice of Hearing will be issued when the new hearing date is scheduled.

QUESTIONS: Requests for information and/or written comments may be directed to the staff contact below, or to Medina City Hall, Attn: Development Services, 501 Evergreen Point Road, Medina, WA 98039.

STAFF CONTACT: Steve Wilcox, Director of Development Services, at (425) 233-6409 or swilcox@medina-wa.gov

Steve Wilcox, Director of Development Services

3/1/2024
Notice Issued

**CITY OF MEDINA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a virtual public hearing on Wednesday, June 26, 2024, at 2:00 PM or as called as soon thereafter via Zoom. The purpose of this hearing is to consider testimony for and against the following:

Proposal: A Non-Administrative Substantial Development Permit to install a 338 square foot moorage cover

File No. P-23-062, Non-Administrative Substantial Development Permit

Applicant: Zion Napier (Agent)

Site Address: 8315 Overlake Dr West, Medina, WA 98039

YOU ARE INVITED to attend the remote hearing and make oral and written comments. The Hearing Examiner has the discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs, or other exhibits on the application may be submitted to the staff contact or address below before the hearing date. The Hearing Examiner gives equal weight to testimony submitted in person at a hearing and written comments that are submitted. You are eligible to request a copy of the decision post hearing.

For information on how to participate in the remote hearing, please see the City's website for the hearing agenda which will be posted by Monday, June 26, 2024, at 4:00 PM. Please either log in or phone in at the beginning of the hearing to participate. If you need special accommodations, please contact the staff below.

APPEAL RIGHTS: Any person can comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), a Type 3 Non-Administrative Substantial Development Permit decision may be appealed to the King County Superior Court.

QUESTIONS: Requests for information and/or written comments may be directed to the staff contact below, or to Medina City Hall, Attn: Development Services, 501 Evergreen Point Road, Medina, WA 98039.

STAFF CONTACT: Jonathan Kesler, City of Medina Planning Manager, at (425) 233-6416 or Jkesler@medina-wa.gov



CITY OF MEDINA NOTICE OF VIRTUAL HEARING

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a remote public hearing on **Wednesday, June 26, 2024 at 2:00 PM** or as called as soon thereafter via Zoom. The purpose of this hearing is to consider public testimony for and against the following:

Proposal: A Non-Administrative Substantial Development Permit to install a 338 square foot moorage cover

File No. P-23-062, Non-Administrative Substantial Development Permit

Applicant: Zion Napier (Agent)

Site Address: 8315 Overlake Dr West, Medina, WA 98039

YOU ARE INVITED to attend the remote hearing and make oral and written comments. The Hearing Examiner has the discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs, or other exhibits on the application may be submitted to the staff contact or address below before the hearing date. The Hearing Examiner gives equal weight to testimony submitted in person at a hearing and written comments that are submitted. You are eligible to request a copy of the decision post hearing.

For information on how to participate in the remote hearing, please see the City's website for the hearing agenda which will be posted by Monday, June 24, 2024, at 4:00 PM. Please either log in or phone in at the beginning of the hearing to participate. If you need special accommodations, please contact the staff below.

APPEAL RIGHTS: Any person can comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), a Type 3 Non-Administrative Substantial Development Permit decision may be appealed to the King County Superior Court.

QUESTIONS: Requests for information and/or written comments may be directed to the staff contact below, or to Medina City Hall, Attn: Development Services, 501 Evergreen Point Road, Medina, WA 98039.

STAFF CONTACT: Jonathan Kesler, City of Medina Planning Manager, at (425) 233-6416 or jkesler@medina-wa.gov

Jonathan Kesler, AICP, Planning Manager

6/10/2024
Notice Issued



INSTRUCTIONS FOR A NON-ADMINISTRATIVE SUBSTANTIAL DEVELOPMENT PERMIT

This packet may be submitted for the following:

- All development activity inside the shoreline jurisdiction not exempt from a substantial development permit (see WAC 173-27-040)

General Information

- A. A complete application is required at the time of submittal. Please answer all questions on the application clearly and completely.
- B. The City’s application form must be used, however, the project narrative and answers to the criteria questions may be submitted on a separate sheet of paper.
- C. A Notice of Complete Application or Notice of Incomplete Application will be issued within twenty-eight (28) days of submittal.
- D. A Non-Administrative Substantial Development Permit requires a hearing in front of the Medina Hearing Examiner.

Requirements

I. APPLICATION

- A. The following documents are required at the time of submittal, unless otherwise indicated. The information is required prior to processing of the application unless otherwise indicated. An incomplete application will not be processed. A complete application will include:
 - 1. Completed Substantial Development Permit Checklist, Substantial Development Permit Application and Declaration of Agency form
 - 2. Proof of ownership (copy of deed)
 - 3. Site Plan with the following:
 - a. A general description of the proposed project that includes the proposed use or uses and the activities necessary to accomplish the project;
 - b. Identification of the shoreline water body;
 - c. A general description of the property as it now exists, including physical characteristics and improvements and structures;
 - d. A general description of the vicinity of the proposed project, including identification of the adjacent uses, structures and improvements, intensity of development and physical characteristics;
 - e. Identification of the ordinary highwater mark:
 - i. This may be an approximate location; provided, that for any development where a determination of consistency with the applicable regulations requires a precise location of the ordinary high water mark, the mark shall be located precisely and the biological and hydrological basis for the mark’s location as indicated on the plans shall be included in the development plan;

- ii. Where the ordinary high water mark is neither adjacent to or within the boundary of the project, the plan shall indicate the distance and direction to the nearest ordinary high water mark of a shoreline;
 - f. Existing and proposed land contours with minimum two-foot elevation intervals;
 - g. A general description of the character of vegetation found on the site;
 - h. The dimensions and locations of all existing and proposed structures and improvements;
 - 4. A landscaping and/or restoration plan as applicable;
 - 5. Mitigation measures, as applicable;
 - 6. Quantity, source and composition of all fill material that is placed on the site, whether temporary or permanent;
 - 7. Quantity, composition and destination of all excavation and/or dredged material; and
 - 8. Additional submittal information set forth in the Medina shoreline master program for the use.
- B. State Environmental Policy Act (SEPA) checklist (if applicable)
- C. A word document formatted to Avery address labels containing the names of property owners and their mailing addresses for all properties within 300 feet **or** three (3) parcels depth, whichever distance is greater but not to exceed 1,000 feet. See mailing labels information bulletin for further information.
- 1. Vicinity map showing the site with the 300' or three (3) parcels depth minimum buffer of property owners who will be notified of the application.
- D. Any other perspective drawings, renderings, studies, or information the applicant feels is relevant to support the substantial development permit request.

Procedure

II. NON-ADMINISTRATIVE SUBSTANTIAL DEVELOPMENT PERMIT PROCESS

- A. Please submit the items listed above and any other information which may be required by the City at the time the application is filed.
- B. **MODIFICATIONS: Changes to an application that has already been submitted and noticed to surrounding property owners may trigger the application to be re-noticed.**
- C. Following receipt of the substantial development permit application, the City will review the application for completeness and either issue a Notice of Application which includes a public commenting period outlined in MMC 16.80.110(B)(7) or a Notice of Incomplete Application, listing the additional required documentation. Any comments that are received by the public will be forwarded to the applicant for response. A hearing will be schedule with the Medina Hearing Examiner and a Notice of Hearing will be posted, mailed, and published according to the general notice requirements in MMC 16.80.140 at least fifteen (15) days before the hearing date.
- D. **STAFF REPORT AND MEETING AGENDA**: A staff report and meeting agenda will be emailed to the applicant for review a week before the scheduled hearing.

III. PUBLIC HEARING

- A. The Hearing Examiner bases his/her decision on the information provided in the application and testimony given at the public hearing. Information provided to the applicant by City staff or consultants regarding previous actions shall in no way be construed to indicate what the Hearing Examiner's decision will be on a given application.
- B. At the public hearing all evidence for or against the application will be heard in the following order:
 - 1. The Hearing Examiner will introduce the requested application.
 - 2. Testimony will be heard as follows:
 - a. Staff
 - b. Applicant and/or their representatives.
 - c. Audience in attendance.
 - 3. Correspondence applicable to the case will be provided to the Hearing Examiner.
- C. Testimony must be related to the case being considered.

IV. DISPOSITION OF CASES

- A. The Hearing Examiner may be prepared to make a final determination on the case following the conclusion of the hearing or may continue the matter if sufficient reason for such action is found.
- B. Before any substantial development permit may be granted, the Hearing Examiner shall find that all of the following conditions exist in each case of an application for a substantial development permit:
 - 1. The proposed development is consistent with the policies and provisions of the State Shoreline Management Act of 1971, set forth in RCW 90.58; and
 - 2. The proposed development is consistent with the State Shoreline Management Permit and Enforcement Procedures, set forth in WAC 173-27; and
 - 3. The proposed development is consistent with the provisions of the Medina shoreline master program.
- C. The decision authority may attach such conditions as to prevent undesirable effects of the proposed development and to assure consistency of the development with the Shoreline Management Act and the Medina shoreline master program.
- D. The decision of the Hearing Examiner will be issued to City staff ten (10) working days from the public hearing. The decision is effective upon the date of decision. Notices of Decision will be mailed to applicants and other interested parties as soon as possible.

V. EXPIRATION

- A. An approved substantial development permit shall expire as set forth in WAC 173-27-090.



This checklist contains the minimum submission requirements for a non-administrative substantial development permit that are due at the time of submittal. Please note that not all items listed may apply to your submittal.

COMPLETE APPLICATION

<input checked="" type="checkbox"/>	Non-Administrative Substantial Development Permit Checklist
	Complete Substantial Development Permit Application: <input checked="" type="checkbox"/> Application form <input checked="" type="checkbox"/> Signature of applicant/agent <input checked="" type="checkbox"/> All questions answered in full
<input checked="" type="checkbox"/>	Declaration of Agency form
<input checked="" type="checkbox"/>	Proof of Ownership (copy of deed)
<input checked="" type="checkbox"/>	Site Plan with required information
<input checked="" type="checkbox"/>	Landscaping and/or restoration plan (if applicable)
<input checked="" type="checkbox"/>	Mitigation Measures (if applicable)
<input type="checkbox"/>	Quantity, source and composition of all fill material that is placed on the site, whether temporary or permanent (if applicable)
<input type="checkbox"/>	Quantity, composition and destination of all excavation and/or dredged material (if applicable)
<input type="checkbox"/>	Additional submittal information set forth in the Medina shoreline master program for the use
<input checked="" type="checkbox"/>	State Environmental Policy Act (SEPA) Checklist (if applicable)
	Mailing labels – Word doc formatted to Avery address labels <input checked="" type="checkbox"/> Mailing labels containing the names of property owners and their mailing addresses for all properties within 300 feet or three (3) parcels depth, whichever distance is greater but not to exceed 1,000 feet. <input checked="" type="checkbox"/> Vicinity map showing the site with the 300' or three (3) parcels depth minimum buffer of property owners who will be notified of the application.



Complete this form for the following:

- All development activity inside the shoreline jurisdiction not exempt from a substantial development permit (see WAC 173-27-040)
All non-exempt development having a fair market value of \$50,000 or less, involving no dredging, and having grading of 500 cubic yards or less (excluding fill used for habitat) are eligible for an administrative approval process

General Information

Owner Name:

Anu Jain

Property Address:

8315 Overlake Dr West, Medina, WA 98039

Legal Description:

DE VRIES LK WASHINGTON TRS UNREC LOT B TGW SH LDS ADJ TGW NWLY 75 FT LOT C TGW SH LDS ADJ

Tax Parcel Number:

2018700240

Please check one:

[X] Non-administrative

[] Administrative

[] Check this box if this is a revision to an approved substantial development permit

Agent / Primary Contact

Name: Zion Napier

Email: permits@seabornpildriving.com

Contact Phone: 206.236.1700

Alternative Phone:

Mailing Address: 1080 W Ewing Pl #300

City: Seattle State: WA Zip: 98119

Property Information

Project Fair Market Value (include all phases for the next five years): \$62,222.82

Other than Lake Washington, are there any critical area(s) located on the property (Ch. 16.67 MMC)?

[] YES [X] NO

Will work occur in Lake Washington?

[X] YES [] NO

Shoreline Environment Designation(s) [Check all that apply]:

- [X] Residential
[] Urban Conservancy
[] Transportation
[] Aquatic

See MMC 16.61.020

If work will occur in Lake Washington, what is the type of development (Check all that apply):

- [] Pier/ dock
[X] Moorage cover
[] Boatlift
[] Other Overwater Structure
[] Hard shoreline stabilization structure
[] Soft shoreline stabilization measures
[] Dredging/ Fill
[] Other

Does the project include a shoreline variance or shoreline conditional use permit?

- [X] No
[] Shoreline Variance
[] Shoreline Conditional Use Permit

Please provide a complete description of the proposed project (attach additional pages if necessary):

We propose to install a 338 sqft moorage cover.

Approval Criteria

The following is the approval criteria for a substantial development permit application. Please respond to each item by providing as much detailed information as possible to support your request. Attach additional pages if necessary.

1. The proposed development is consistent with the policy and provisions of the State Shoreline Management Act of 1971 (Chapter 90.58 RCW)

See attached NNL

RCW 90.58.020:

- Foster all reasonable and appropriate uses
- Protect against adverse effects to the public health, the land and its vegetation and wildlife
- Priority to single-family residences and appurtenant structures
- Minimize insofar as practical, any resultant damage to the ecology and environment and interference to the public's use of the water

2. The proposed development is consistent with the State Shoreline Management Permit and Enforcement Procedures

See attached NNL

- Washington Administrative Code 173-27
- Chapters 16.80, and Chapter 16.71 or 16.72 MMC

3. The proposed development is consistent with the provisions of the Medina shoreline master program:

- a. *Comprehensive Plan Goals & Policies (Element 2.1 – Shoreline Management Sub-element)*

See attached NNL

- b. *Shoreline Master Program Chapters 16.60 through 16.67 MMC*

See attached NNL

I certify under the penalty of perjury that I am the owner of the above property or the duly authorized agent of the owner(s) acting on behalf of the owner(s) and that all information furnished in support of this application is true and correct.

Signature *Zion Napier* Owner Agent Date 10/26/2023

Signature _____ Owner Agent Date _____



Review Response

Date: 07/17/2023

Project Name: Jain Moorage Cover Installation

Response To: P-23-062

To Sharon Snook

This letter is in response to the Determination of Incomplete Application. Below are our responses to the questions/comments from December 20th 2023.

1. Materials Required:
 - a. Vicinity Map w/ 300ft radius shown on updated plan set:
 - b. The landscaping plan is noted on Sheet 8 of the plan set.
 - c. The Mitigation Plan is noted on Sheet 8 of the plan set. (Landscaping and Planting plans count toward mitigation so they are shown on the same plan page.)
 - d. SEPA Checklist submitted with updated application materials.
 - e. NNL report submitted with updated application materials.
2. Clarification needed:
 - a. 388 sqft is the covered moorage area. Per Medina SMP. "Covered moorage area" means the gross area of the roof of the covered moorage structure 34 projected on the surface or surfaces below" See hatching and callouts on plan set.
3. Project requires a Shoreline Variance:
 - a. 20.65.040 A. Table 20.65.040 set forth the dimensional and design standards that apply to **piers, docks, 8 buoys, moorage piles, and floats** established under MMC 20.65.030(A) and (B).
The 1200 sqft dimensional standard applies only to those structures noted above.
20.65.100 Covered moorage (B) sets forth the dimensional and design standards for covered moorage structures: Maximum Over water coverage 500 SQFT.
 - b. As we are not proposing any work on the existing legally established non-conforming structure, the dimensional standards set out in 20.65.040.A. do not apply. The scope of work falls under a Substantial Developments Permit in full compliance with 20.65.100 Covered moorage.
 - c. The scope of the project will have no effect on the shoreline itself which is identified as the Critical Area and Seismic Hazard. The requirement for a Geotechnical Report is typically only triggered by work directly impacting the Shoreline such as bulkhead repair or replacement.

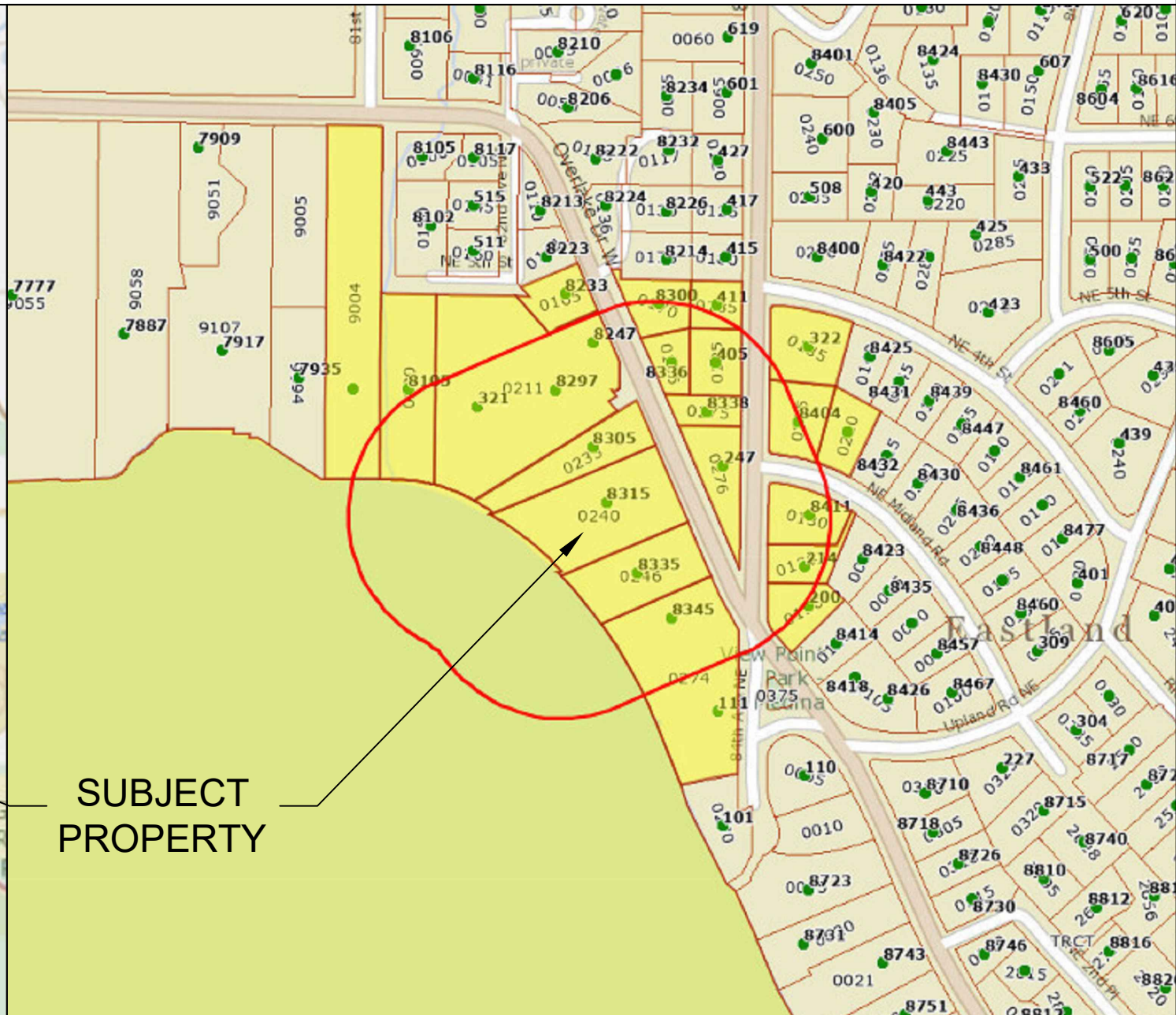
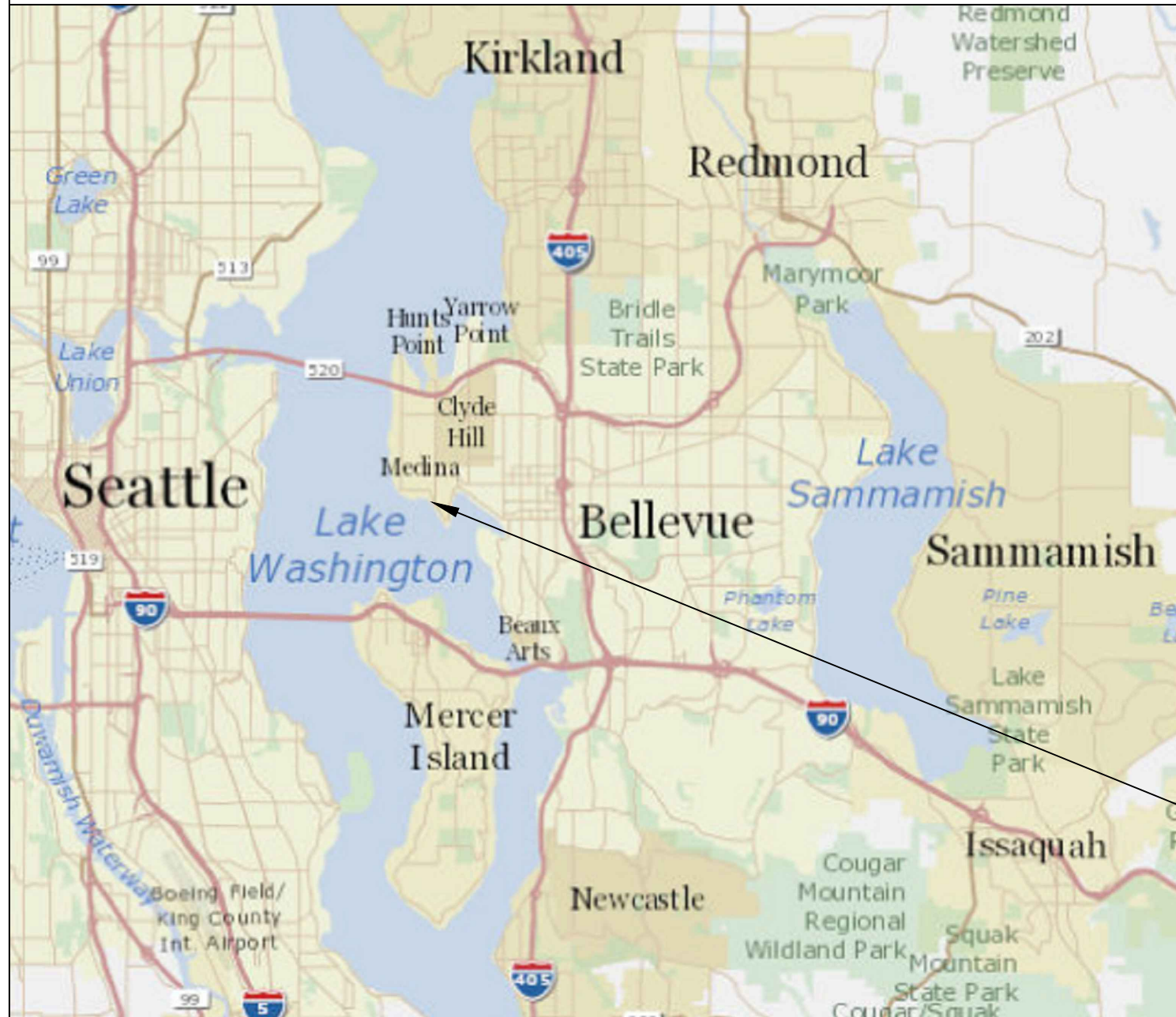
Thank you for your time,



Seaborn Pile Driving
1080 W Ewing St. Bldg B
Seattle WA 98119
seabornpiledriving.com

Zion Napier
Lead Permit Technician
206-236-1700
permits@seabornpiledriving.com

SITE PLAN



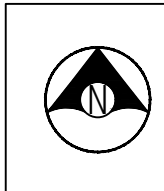
SUBJECT PROPERTY

Pin: 2018700240

Legal Description: DE VRIES LK WASHINGTON TRS UNREC LOT B TGW SH LDS ADJ TGW NWLY 75 FT LOT C TGW SH LDS ADJ

Plat Block:
Plat Lot: B-C

Parcel LAT: 47.61383 LONG: -122.22941	Dock LAT: 47.613597 LONG: -122.229922
---	---



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 5
www.seabornpiledriving.com

Scope of Work: We propose to install a 338 sqft moorage cover.

<p>Datum: CORPS OF ENGINEERS 1919 SW Quarter Of Section 24, Township 14, Range 05</p> <p>Adjacent Owners: NICO SEBASTIAN LLC 8305 OVERLAKE DR W 98039</p>	<p>Applicant: Jain Residence 8315 Overlake Dr West Medina, WA 98039</p> <p>County: King County Location: Lake Washington</p>
<p>MEDINA CONCORD LLC 8335 OVERLAKE DR W</p>	<p>Created: 07/07/23 Last Updated: 1/9/2024 6:47 am Leymar</p>

**SHEET
1.0**

GENERAL NOTES:

MATERIALS SPEC LIST:

Boat Lifts: Aluminum

- * SL10014ARW - 146" x 191"

CODE REFERENCES: Medina

We are applying for the permit to be reviewed under the:

16.65.40. - Covered moorage



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 5
www.seabornpiledriving.com

Scope of Work: We propose to install a 338 sqft moorage cover.

County: King County
Location: Lake Washington

Applicant: Jain Residence
8315 Overlake Dr West
Medina, WA 98039

Datum: CORPS OF ENGINEERS 1919
SW Quarter Of Section 24, Township 14, Range 05

Adjacent Owners:
NICO SEBASTIAN LLC
8305 OVERLAKE DR W 98039
MEDINA CONCORD LLC
8335 OVERLAKE DR W

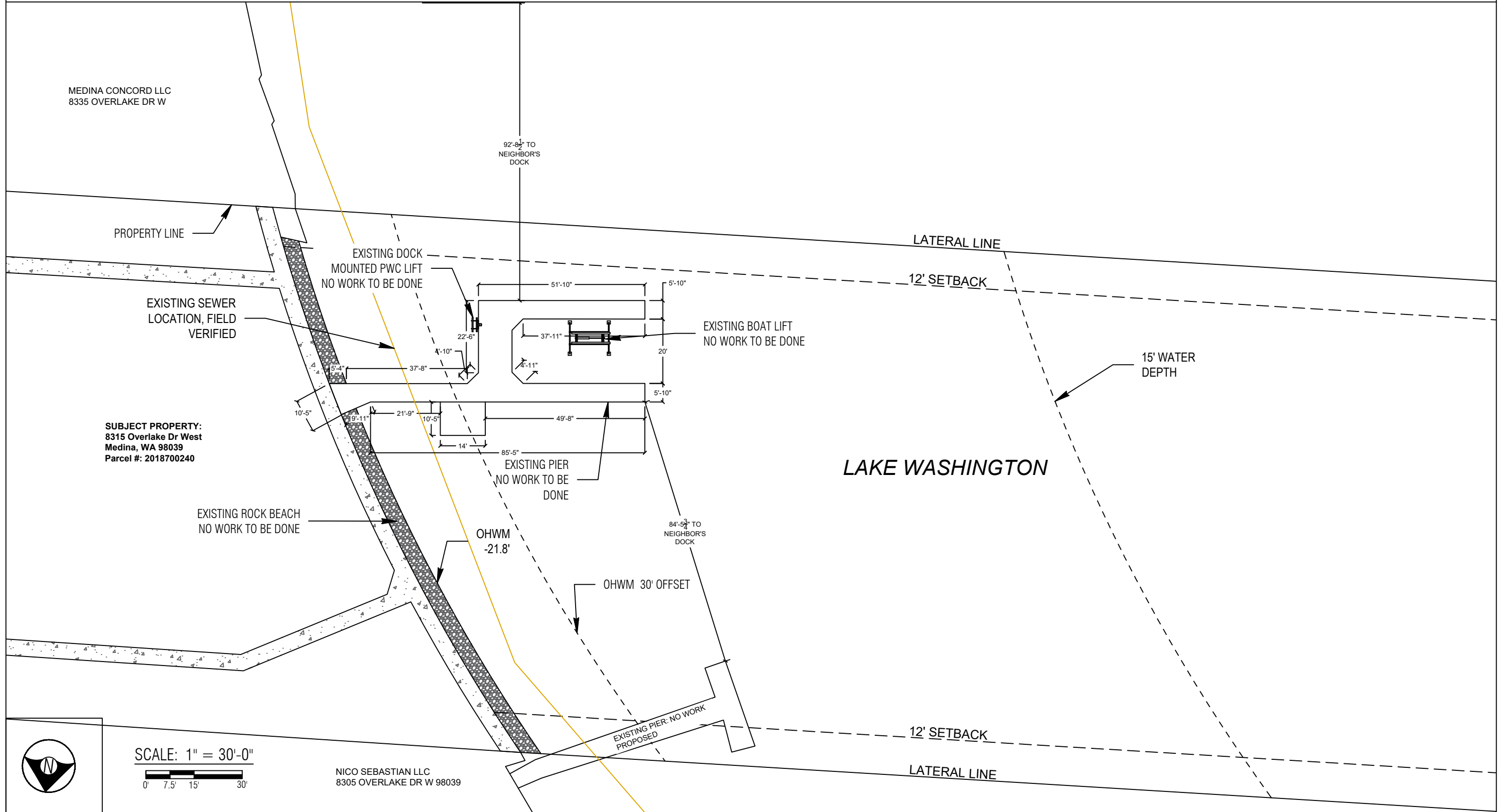
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SHEET
2.0

EXISTING CONDITIONS

****CLEAN UP LAKE AROUND PROJECT****



County: King County
Location: Lake Washington

Applicant: Jain Residence
8315 Overlake Dr West
Medina, WA 98039

Datum: CORPS OF ENGINEERS 1919
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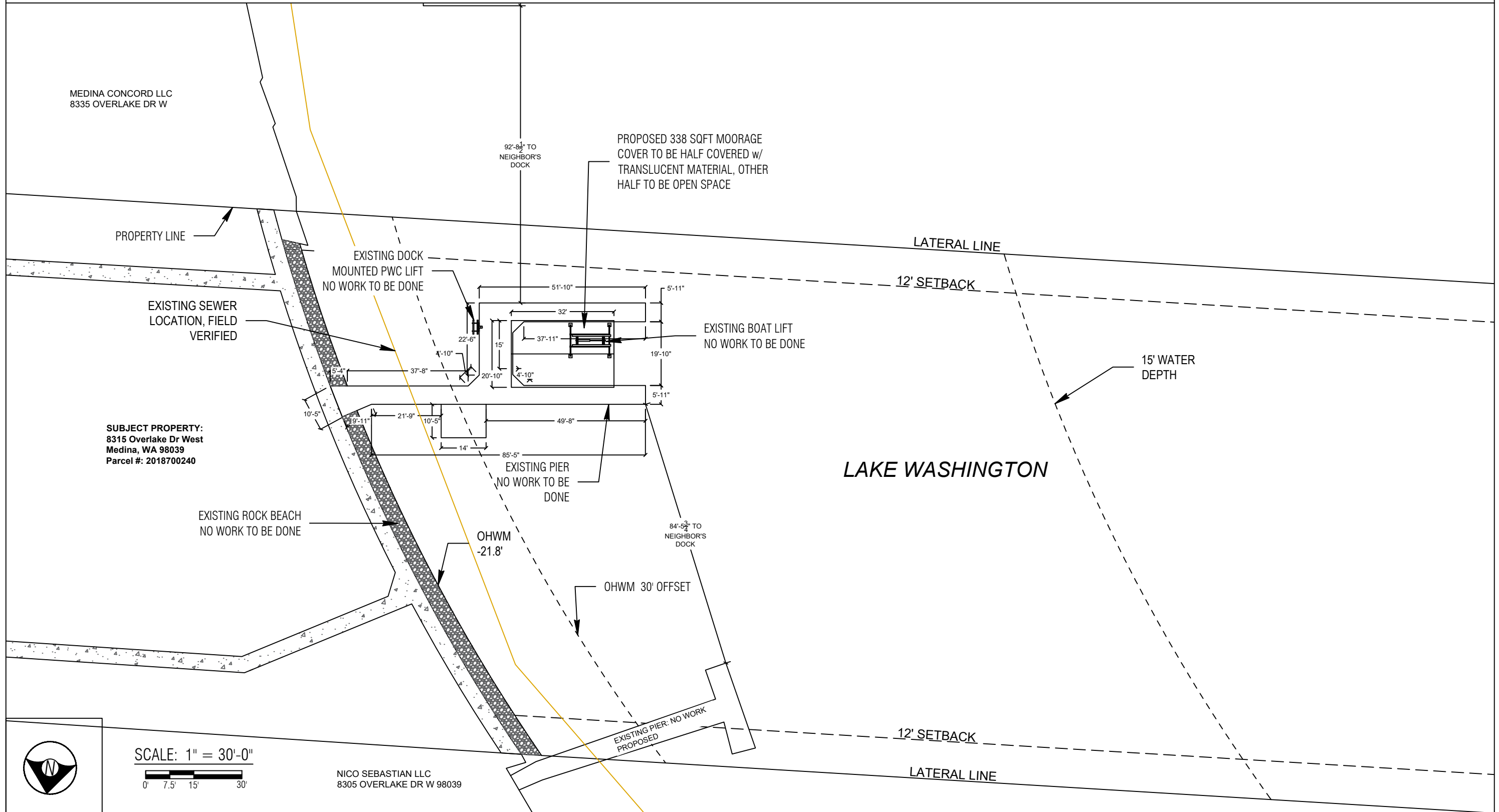
Scope of Work: We propose to install a 338 sqft moorage cover.

SHEET 3.0

NWS-2023
PAGE 3 OF 5

PROPOSED CONDITIONS

****CLEAN UP LAKE AROUND PROJECT****



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Created: 07/07/23
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NICO SEBASTIAN LLC
8305 OVERLAKE DR W 98039



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PIER DETAILS - EXISTING/PROPOSED PLAN VIEW

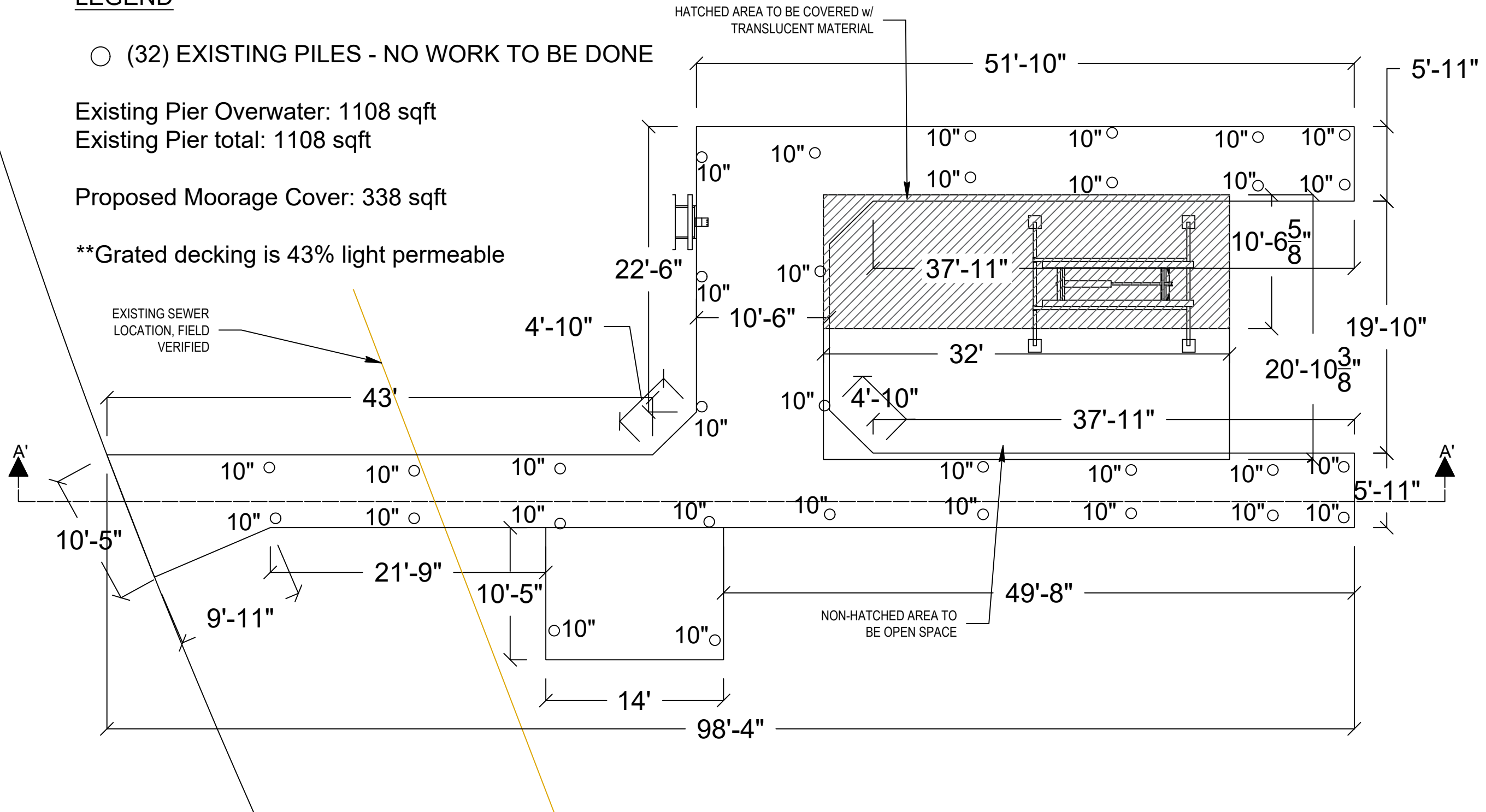
LEGEND

○ (32) EXISTING PILES - NO WORK TO BE DONE

Existing Pier Overwater: 1108 sqft
Existing Pier total: 1108 sqft

Proposed Moorage Cover: 338 sqft

**Grated decking is 43% light permeable



PLAN VIEW



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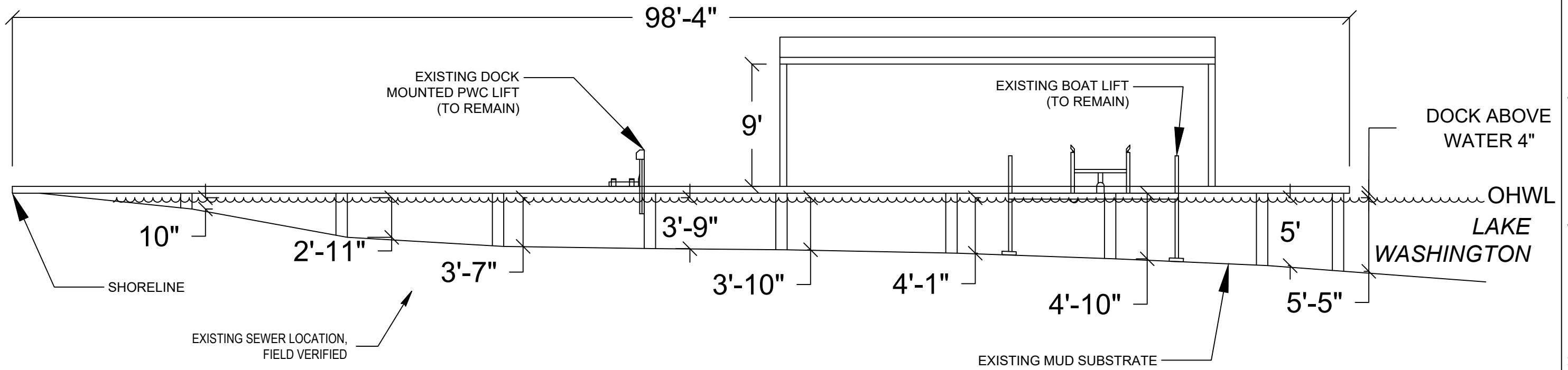
MEDINA CONCORD LLC
8335 OVERLAKE DR W

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5.0

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PIER DETAILS EXISTING/PROPOSED - SECTION VIEW



SECTION VIEW: A'-A'



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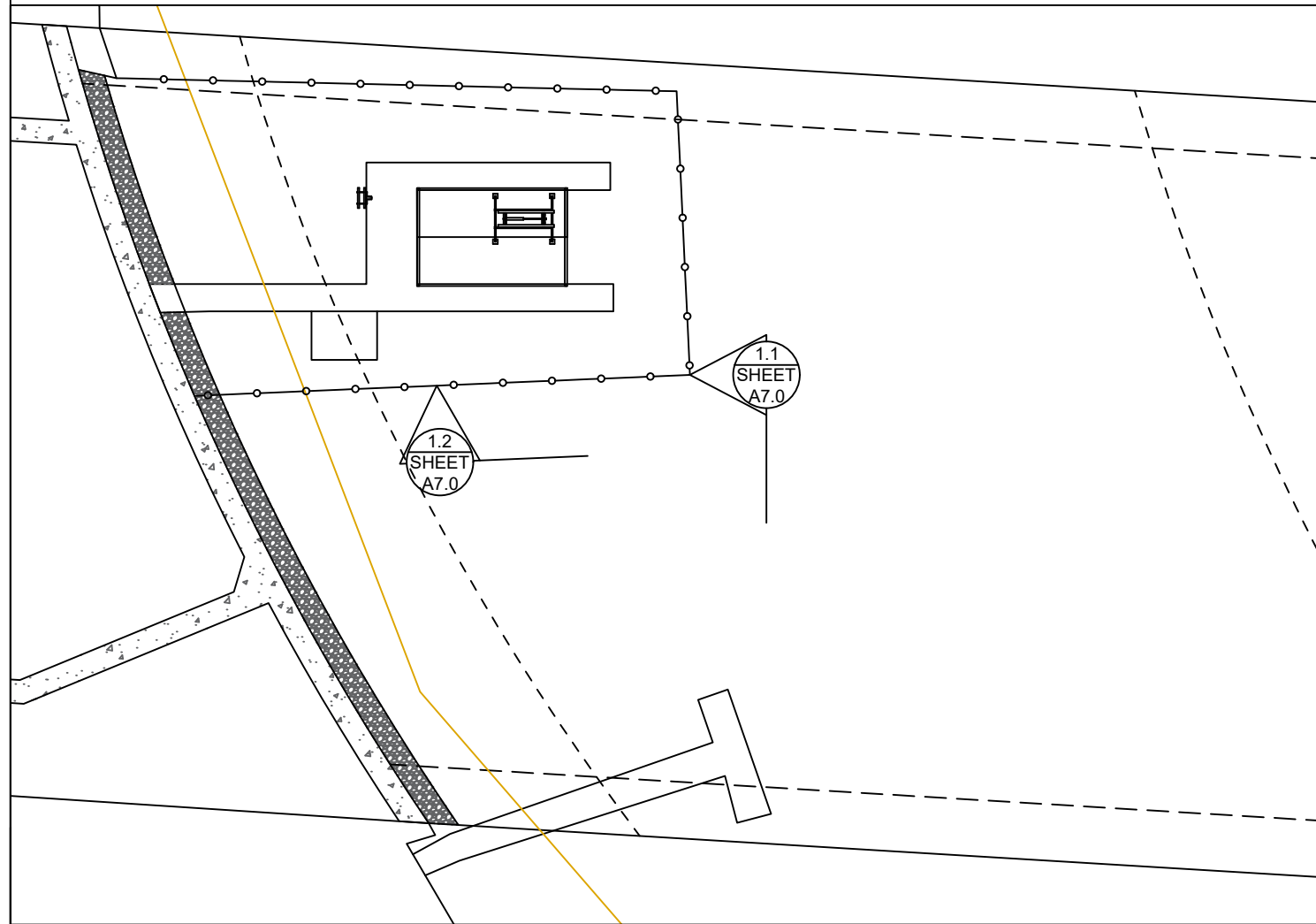
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6.0

BMP INFORMATION

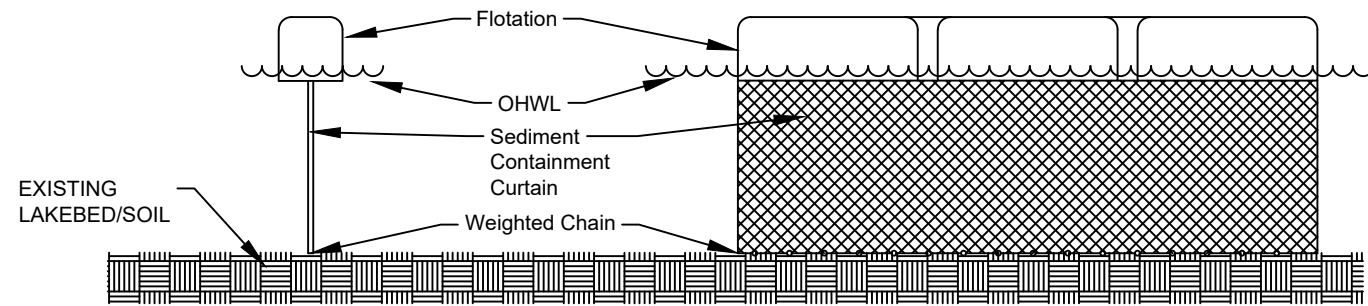


BMP NOTES:

- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
 2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
 3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
 4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
 5. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.
- B. No contamination of the marine environment shall result from project-related activities.
1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
 2. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
 3. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
 4. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
 5. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
 6. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
 7. When removing piles and other similarly treated wood, containment curtain must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
 8. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment curtain.
 9. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
 10. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
 11. Construction staging (including stocking of materials, etc.) will occur on the supply barge.
 12. All Exposed wood to be used on the project will be treated with a cheminite treatment.

DETAIL 1.1

DETAIL 1.2



DETAIL 1.1 & 1.2



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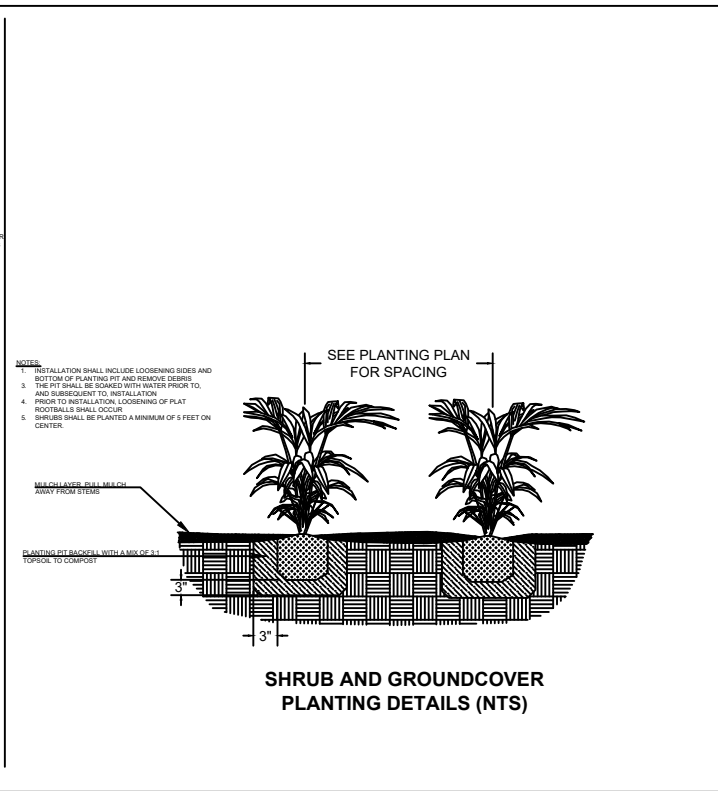
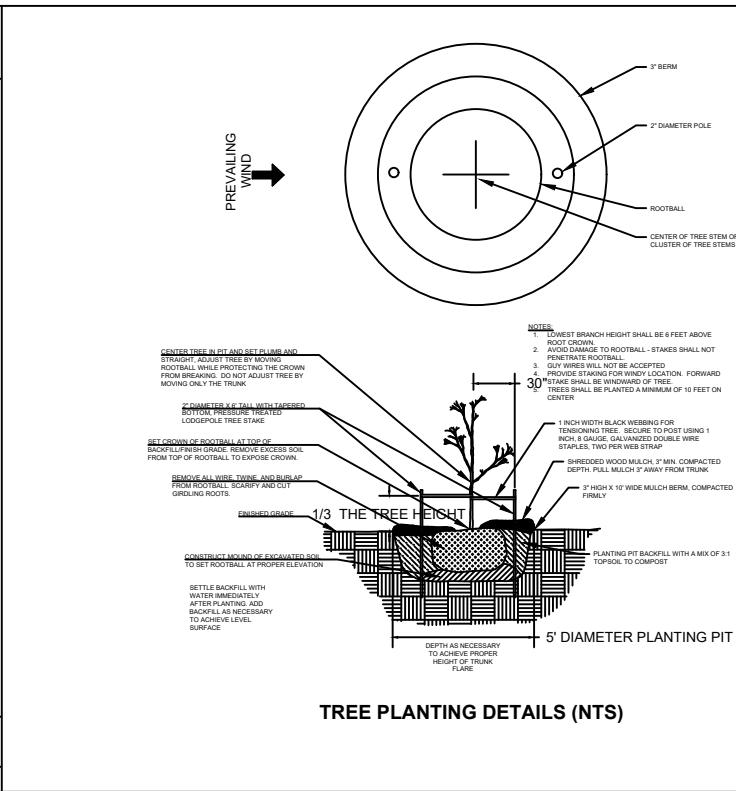
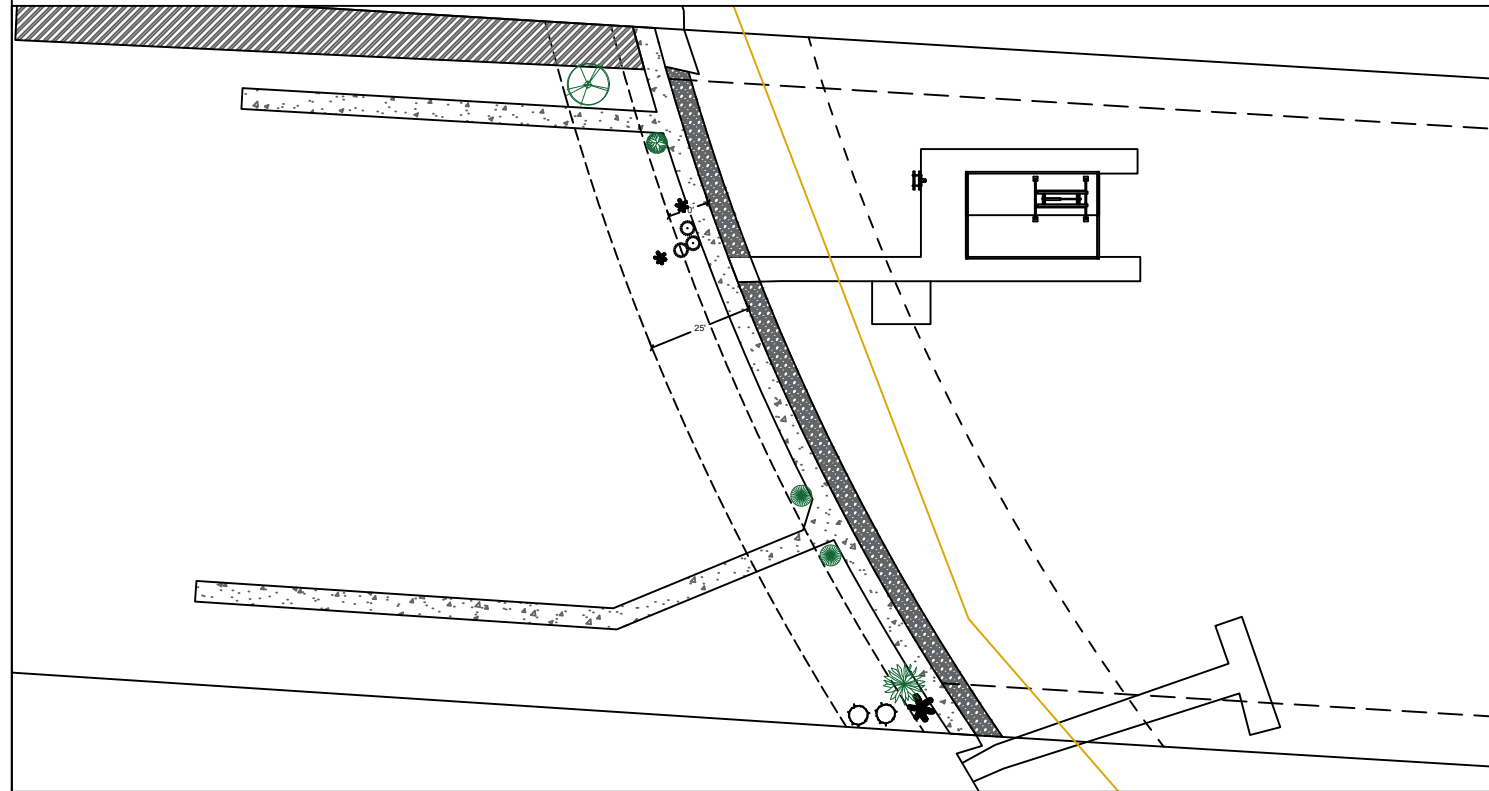
MEDINA CONCORD LLC
8335 OVERLAKE DR W

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MITIGATION PLAN



Notes:

- The property owner shall implement and abide by the shoreline planting plan, including the installation of the identified species, in the identified locations. Shrubs shall be planted at least five feet on center, and trees shall be planted at least ten feet on center.
- For best plant survival, planting should be completed the first October through March period concurrent with or immediately following the work authorized by this permit. A report, as-built drawing and photographs demonstrating the plants have been installed or a report on the status of project construction will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, within 12 months from the date of permit issuance. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Report for Mitigation Work Completion form.
- The property owner shall preserve in good health 100% of shoreline planting plan vegetation for as long as the structures that have been permitted under the RAP program remain in place. Plants that die must be replaced with the appropriate plant type (i.e. tree for tree, shrub for shrub) from the RAP Plant List.
- The property owner shall monitor the survival of shoreline planting plan vegetation for five years (Monitoring Years 1-5) after the U.S. Army Corps of Engineers accepts the as-built report. The property owner shall also submit annual monitoring reports to the U.S. Army Corps of Engineers each year during this period. Each annual monitoring report will include written and photographic documentation that the performance standards are being met, including documentation of plant mortality and replacement. Photos will be taken from established points and used repeatedly for each monitoring year. In addition to photos at designated points, photo documentation will include a panoramic view of the entire planting area. Submitted photos will be formatted on standard 8 1/2 x 11" paper, dated with the date the photo was taken, and clearly labeled with the direction from which the photo was taken. The photo location points will be identified on an appropriate drawing. Annual shoreline planting monitoring reports will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, by November 31 of each monitoring year. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Mitigation Planting Monitoring Report form.

PROPOSED PLANTING SPECIES/QUANTITIES

SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	<i>Thuja plicata</i>	Western Red Cedar	1	3 ft
	<i>Pinus contorta v contorta</i>	Shore pine	1	3 ft
	<i>Rosa nutkana</i>	Nootka Rose	1	1 Gallon
	<i>Philadelphus lewisii</i>	Mock Orange	2	1 Gallon

PLANTS: Shrubs to be installed 5ft on center and trees to be installed 10ft on center.

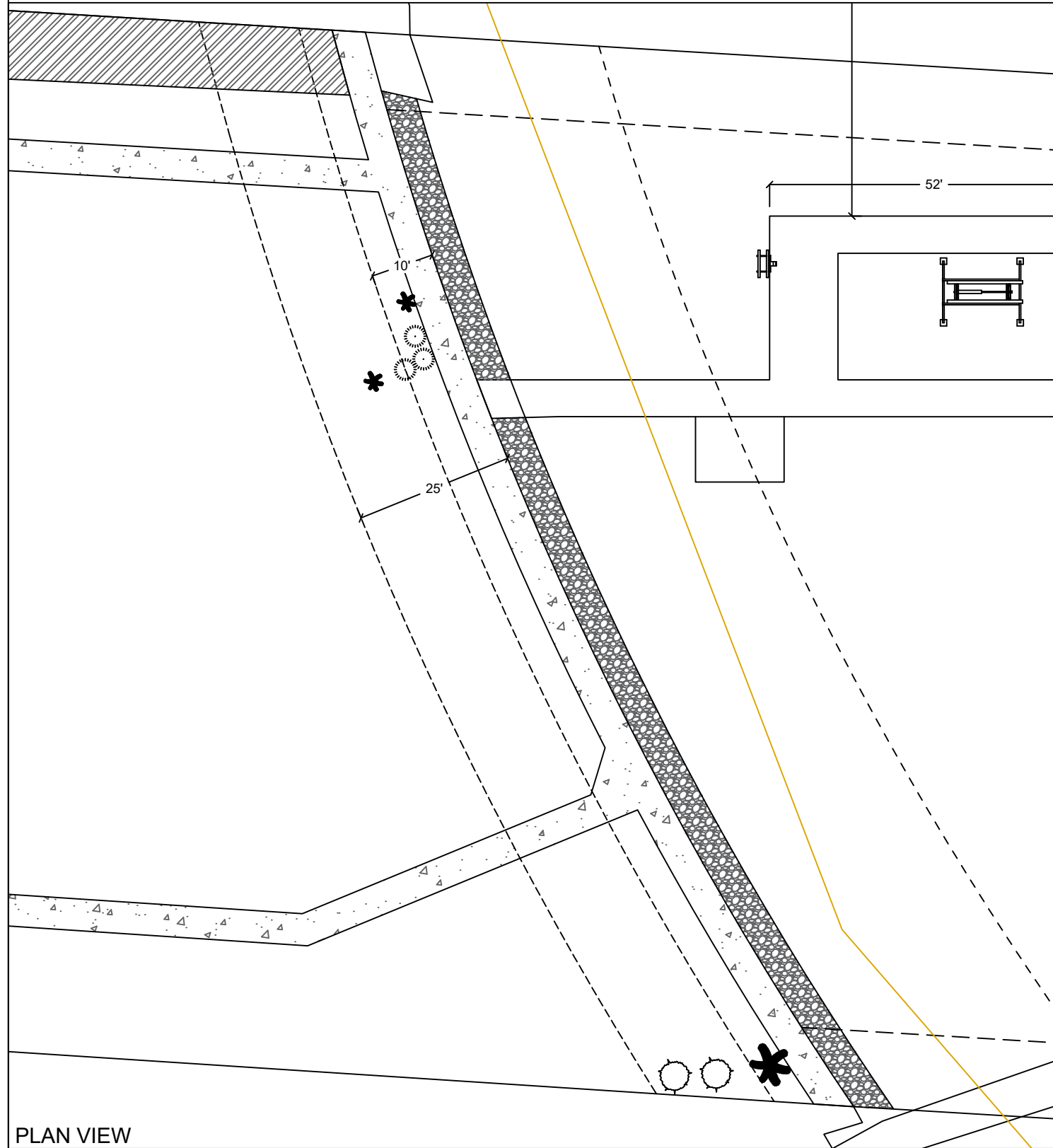


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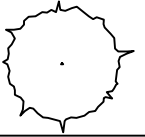
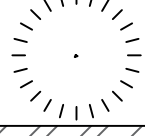
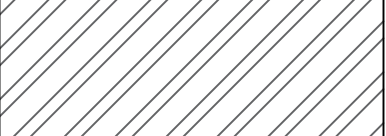

Scope of Work: We propose to install a 338 sqft moorage cover.

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EXISTING PLANT PLAN



EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	<i>Chamaecyparis obtusa</i>	Hinoki cypress	2	5' x 12'
	<i>Sporobolus heterolepis</i>	Prairie Dropseed	3	3'
	<i>Juniper communis</i>	Juniper	many	varies
	<i>Berberis thunbergii</i>	Japanese Barberry	3	varies

PLAN VIEW

EXISTING PLANTS TABLE

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GENERAL ENGINEERING NOTES:

GENERAL

- ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS.
- CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS, AND EXISTING CONDITIONS IN THE FIELD BEFORE PROCEEDING. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR FIELD CHANGES PRIOR TO INSTALLATION OR FABRICATION. IN CASE OF DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN DIRECTION FROM THE ENGINEER BEFORE PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS (\pm) OR REF INDICATE UNVERIFIED DIMENSIONS AND ARE APPROXIMATE. NOTIFY ENGINEER IMMEDIATELY OF CONFLICTS OR EXCESSIVE VARIATIONS FROM INDICATED DIMENSIONS, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS. DIMENSIONS OF EXISTING CONDITIONS ARE BASED ON RECORD DRAWINGS AND ARE TO BE FIELD-VERIFIED BY THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS AND EXISTING MEMBERS, AS REQUIRED, AND IN A MANNER SUITABLE TO WORK SEQUENCE. TEMPORARY SHORING AND BRACING SHALL NOT BE REMOVED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND MATERIALS HAVE ACHIEVED DESIGN STRENGTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED TO PERFORM THE WORK.
- ALL MATERIALS SHALL BE NEW, UNO.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE DRAWINGS, NOTES, AND MANUFACTURER RECOMMENDATIONS. IF THERE ARE ANY CONFLICTS BETWEEN THESE DOCUMENTS, THE ENGINEER SHALL BE CONTACTED FOR DIRECTION.
- THE CONTRACTOR SHALL CAREFULLY DECONSTRUCT EXISTING ELEMENTS AS NECESSARY TO ACCESS THE WORK AREAS. SUCH DECONSTRUCTION MAY INCLUDE, INTERIOR AND EXTERIOR FINISHES. ALL DECONSTRUCTION ELEMENTS SHALL BE RECONSTRUCTED TO MATCH THE ORIGINAL APPEARANCE AND MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
- ALL MOORAGE COVERS AND LIFTS SHALL BE FREESTANDING AND SHALL NOT BE ATTACHED TO THE DOCK, UNLESS NOTED OTHERWISE.

CODES AND STANDARDS

- ALL METHODS AND MATERIALS SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE, 2018 EDITION.
- AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
- WOOD WORK SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION (NDS) 2018 EDITION.
- AMERICAN SOCIETY FOR TESTING AND MATERIALS, CURRENT EDITION

DESIGN CRITERIA

WIND DESIGN: WIND LOAD IS BASED ON ASCE 7 CHAPTER 29 WITH THE FOLLOWING FACTORS

EXPOSURE CATEGORY = D RISK CATEGORY = II
 $V_{3s} = 98\text{MPH}$ WIND IMPORTANCE FACTOR, $I_w = 1.0$

DESIGN VESSEL IS 30' LONG WITH AVERAGE FREEBOARD OF 11'-6"
 DESIGN VESSEL IS 60' LONG WITH AVERAGE FREEBOARD OF 14'

WAVE LOADS: $P = 328\text{ LBS}$

LIVE LOADS: LIVE LOAD = 40 PSF
 SNOW LOAD = 25 PSF

SEISMIC LOADS: DOCK PILING $R = 2.0$
 SEISMIC IMPORTANCE = 1.0
 $SD_1 = 0.595g$

STRUCTURAL STEEL

- ALL MISCELLANEOUS STEEL SHAPES AND PLATES, EXCEPT AS NOTED BELOW, SHALL CONFORM TO ASTM 36.
- ALL WF SHAPES SHALL CONFORM TO ASTM A992, $F_y = 50\text{ KSI}$
- ALL PILES SHALL CONFORM TO ASTM A252 GRADE 3, $F_y = 45\text{ KSI}$
- ALL BOLTS SHALL BE ASTM A307, UNO.
- ALL NUTS SHALL BE ASTM A563, UNO.
- ALL WASHERS SHALL BE ASTM F436, UNO.
- ALL THREADED RODS SHALL CONFORM TO ASTM F1554, GRADE 36.
- ALL STEEL MEMBERS AND FASTENERS THAT ARE NOT EPOXY COATED SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 AS APPLICABLE.

WELDING

- ALL WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED FOR THE WELD AND POSITION SHOWN IN ACCORDANCE WITH AWS AND HAVING CURRENT CERTIFICATION FROM WABO.
- ALL WELDS SHALL BE PERFORMED WITH PROCEDURES PREQUALIFIED OR QUALIFIED IN ACCORDANCE WITH AWS D1.1.
- THE WELDS SHOWN ARE FOR THE FINAL CONNECTIONS, FIELD WELD SYMBOLS ARE SHOWN WHERE FIELD WELDS ARE REQUIRED BY THE STRUCTURAL DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF A WELD SHOULD BE SHOP OR FIELD WELDED IN ORDER TO FACILITATE THE STRUCTURAL STEEL ERECTION.
- WELDING ELECTRODES SHALL BE 70 KSI STRENGTH AND SHALL BE "LOW-HYDROGEN ELECTRODES."

WOOD

- EACH PIECE OF LUMBER SHALL BEAR A STAMP INDICATING A GRADE MARK OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB), WESTERN WOOD PRODUCTS ASSOCIATION (WWPA), OR OTHER AGENCY ACCREDITED BY THE AMERICAN STANDARD COMMITTEE (ALSC).
- DIMENSION LUMBER SHALL BE P.T. DOUG-FIR NO 2 OR BETTER, UNLESS NOTED OTHERWISE.
- STRUCTURAL GLUED LAMINATED TIMBER SHALL BE ALASKAN CEDAR AC.AC 20F-V12.
- WOOD SHALL BE SEASONED DRY WITH A MAXIMUM MOISTURE CONTENT OF 19%.
- PRESERVATIVE TREATED WOOD SHALL CONFORM TO THE AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) UC4A. ALL WOOD SHALL BEAR A TREATMENT IDENTIFICATION MARK BY THE CERTIFYING AGENCY.
- ALL BOLT HOLES IN WOOD MEMBERS SHALL BE A MINIMUM OF 1/32" TO MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. PROVIDE PLATE WASHERS WHERE NUTS, BEAR ON WOOD. CUT WASHERS SHALL MEASURE 2 1/4" x 3/16" THICK.

GRATING

- DECK GRATING SHALL BE SUNWALK 90 SERIES OR APPROVED EQUAL.

ABBREVIATIONS

⊙	AT
AWS	AMERICAN WELDING SOCIETY
CL	CENTER LINE
CLR	CLEAR
COL	COLUMN
CONT.	CONTINUOUS
DF	DOUG FIR
EA	EACH
EX OR (E)	EXISTING
GLB	GLULAM BEAM
LLH	LONG LEG HORIZONTAL
MIN	MINIMUM
MNFR	MANUFACTURER
OC	ON CENTER
OPP	OPPOSITE
PL	PLATE
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
P.T.	PRESERVATIVE TREATED
SF	SQUARE FOOT
REF	REFERENCE
SIM	SIMILAR
SS	STAINLESS STEEL
t	THICK
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VF	VERIFY IN FIELD
WABO	WASHINGTON ASSOCIATION OF BUILDING OFFICIALS
WF	WIDE FLANGE
W/	WITH



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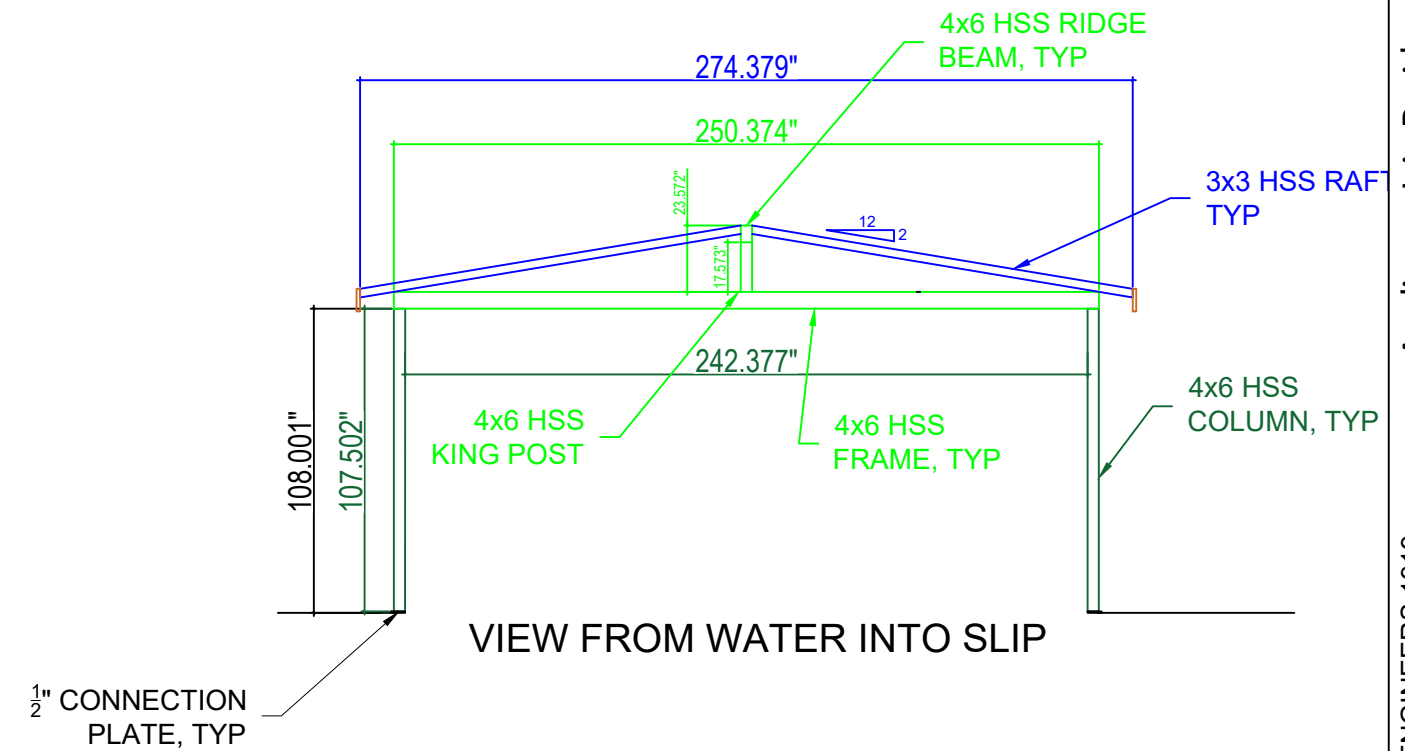
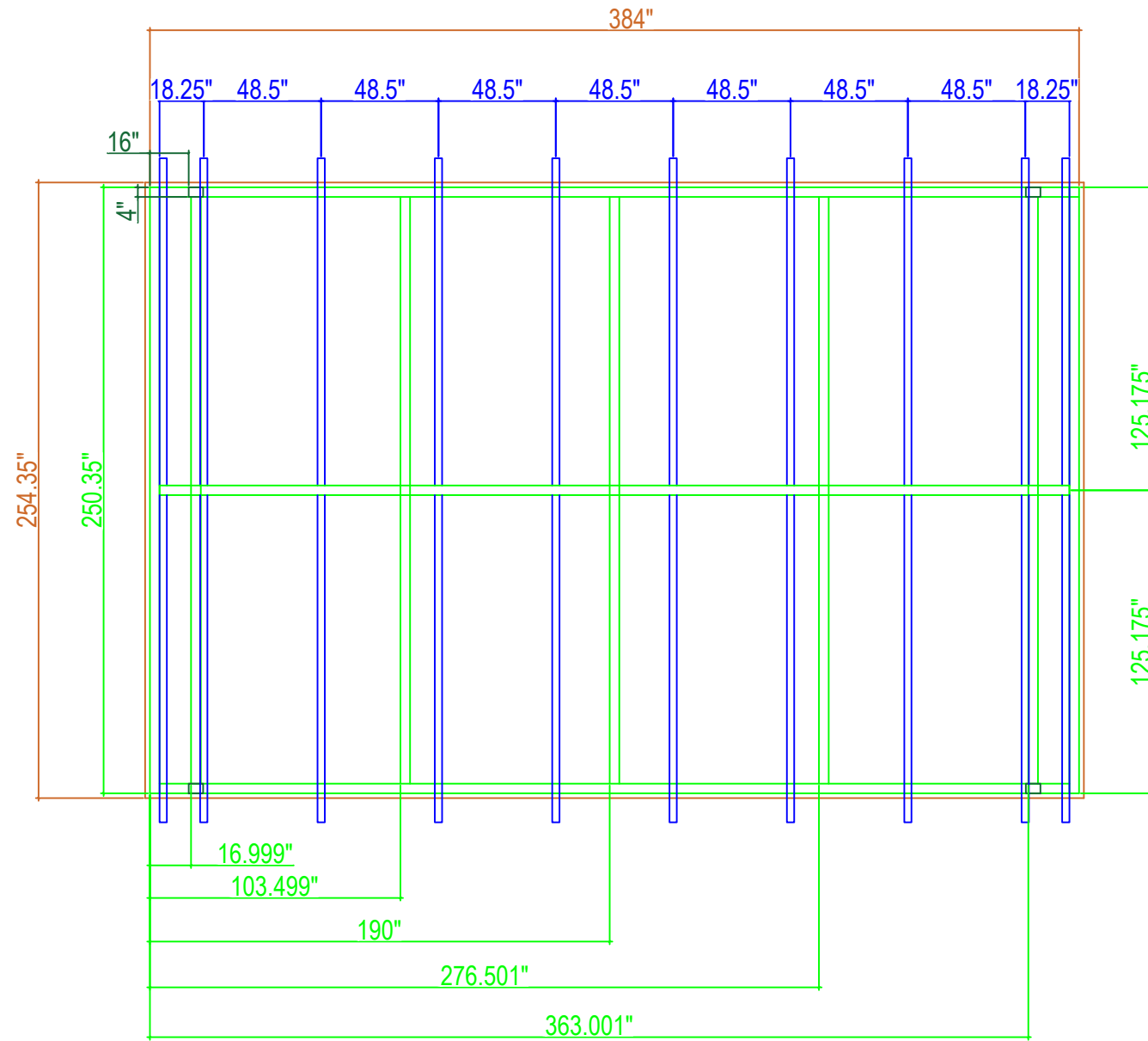
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FRAMING PLAN



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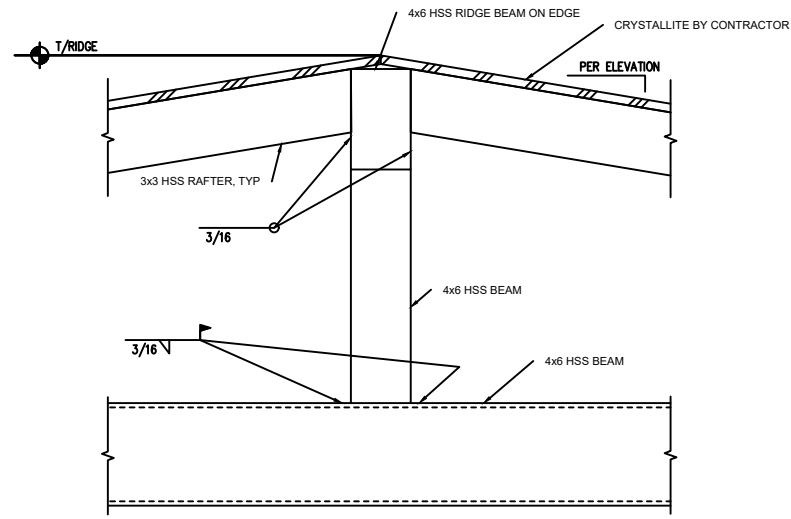
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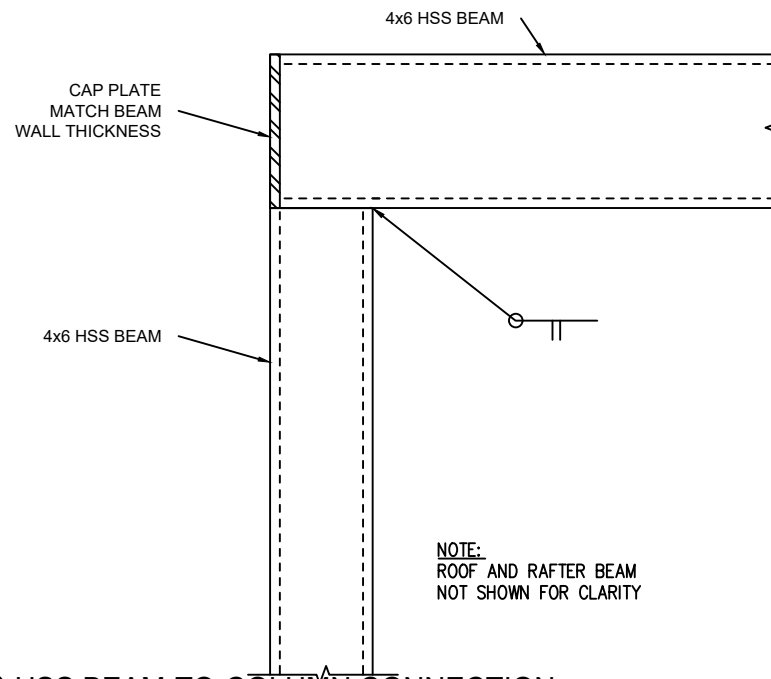
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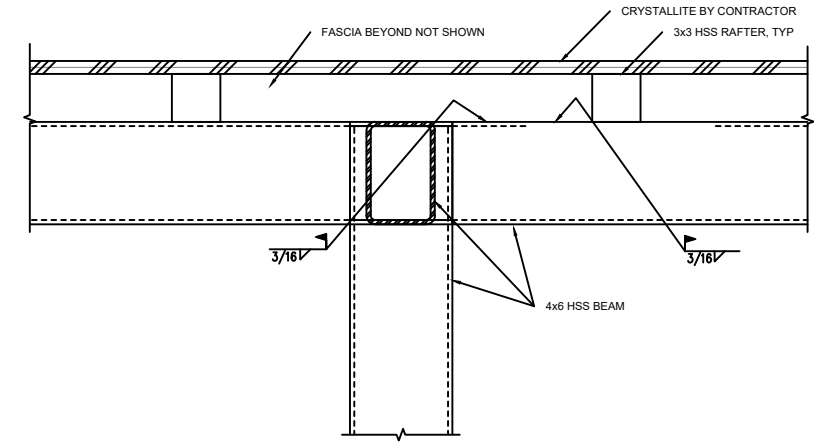
DETAILS - REPAIR



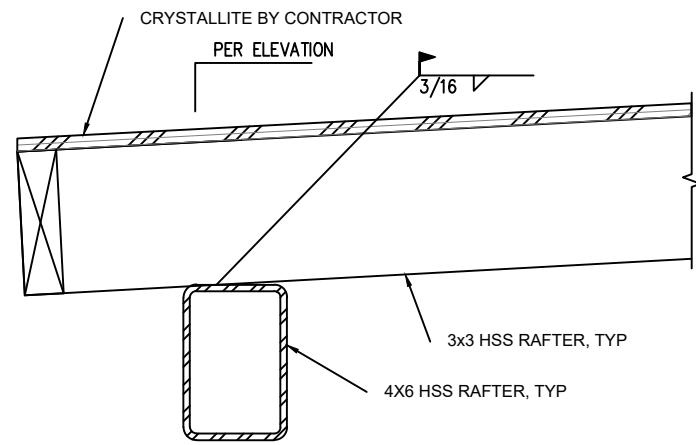
S1 RIDGE BEAM FRAMING AT SUPPORT
SCALE: 1" = 1'



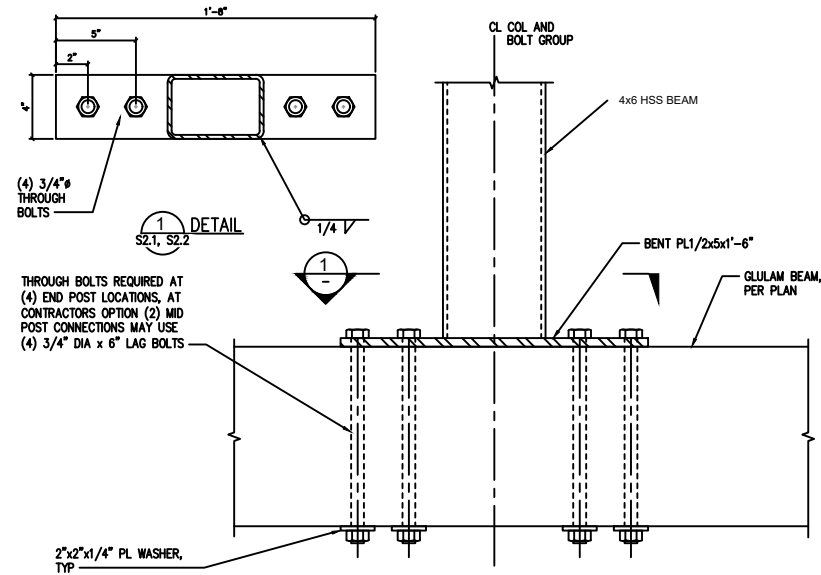
S2 HSS BEAM-TO-COLUMN CONNECTION
SCALE: 1-1/2" = 1'



S3 RAFTERS TO BEAM-TO-COLUMN
SCALE: 1" = 1'



S4 RAFTER-TO-BEAM CONNECTION
SCALE: 1-1/2" = 1'



S5 HSS TO EXISTING DOCK GLB
SCALE: 1" = 1'

S6 TYPICAL ROOF RAFTER AT BEAM
SCALE: 1" = 1'



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12.0

NICO SEBASTIAN LLC
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MEDINA WA 98039

MEDINA WA LLC
321 82ND AVE NE
MEDINA WA 98039

MOCK LORELEI A
8336 OVERLAKE DR W
MEDINA WA 98039

BLAZEY JAMES
255 84TH AVE NE
MEDINA WA 98039

STERN CHARLOTTE S
247 84TH AVE NE
MEDINA WA 98039

GRIFFITH MICHAEL
8925 GROAT POINT DR
MEDINA WA 98039

MEDINA CONCORD LLC
8335 OVERLAKE DR W
MEDINA WA 98039

SIMONYI CHARLES -TRUSTEE
111 84TH AVE NE
MEDINA WA 98039

SEIDELHUBER HEIDI
200 84TH AVE NE
MEDINA WA 98039

MYHRVOLD NATHAN
7939 OVERLAKE DR W
MEDINA WA 98039

SHERRIE & MICHAEL KIM
8105 NE 5th St
MEDINA WA 98039

JOHNSON JARRETT W & DARCY
8233 OVERLAKE DR W
MEDINA WA 98039

HUANG WENHONG
8300 OVERLAKE DR W
MEDINA WA 98039

KO GEORGE J+MYUNG JACKIE
411 84TH AVE NE
MEDINA WA 98039

MOCK LORELEI A
8336 OVERLAKE DR W
MEDINA WA 98039

WONG MATTHEW LOO
241 84TH AVE NE
MEDINA WA 98039

MILAM BARBARA P LIVING TR
8411 MIDLAND RD
MEDINA WA 98039

PYLE KENNETH B
8416 MIDLAND RD
MEDINA WA 98039

PATT PAUL J+PATRICIA D
8404 MIDLAND RD
MEDINA WA 98039

ROBERTS JEFFREY D+AMY K
322 84TH AVE NE
MEDINA WA 98039

TECHNICAL MEMORANDUM

Prepared by: Grette Associates, a division of Farallon Consulting, L.L.C. March 22, 2024
2709 Jahn Avenue NW, Suite H-5
Gig Harbor, WA 98335

Prepared for: City of Medina
Attention: Rebecca Bennett
PO Box 144 – 501 Evergreen Point Rd.
Medina, WA 98039

File No.: 3362-001-003

Re: 8315 Overlake Drive West – P-23-062: Third-Party Review

1 INTRODUCTION

The City of Medina (City) has contracted with Grette Associates, a division of Farallon Consulting, L.L.C., to assist in the review of the Ecological No Net Loss Assessment Report (the “Report”; dated January 2024) prepared by Northwest Environmental Consulting, L.L.C. This Report was prepared in support of the proposed project to install a translucent moorage cover on an existing dock (Project) located at 8315 Overlake Drive West (King County parcel 2018700240) in the City of Medina.

Given the location, with respect to critical areas, this Project is regulated under Subtitle 16.6 (Shoreline Master Program [SMP]) of the current version of the Medina Municipal Code (MMC).

As permission to access the subject property was denied by the property owner, this third-party review of the Report is based solely on information obtained from online sources.

2 REVIEW METHODS

2.1 Site Visit

In lieu of an on-site assessment, Grette Associates utilized available online information to verify the environmental conditions summarized in the Report, and to identify all potential wetlands, streams, and fish and wildlife habitat conservation areas (FWHCAs) as defined in the Medina SMP that may be present within and adjacent to the subject property.

- U.S. Fish and Wildlife Service’s National Wetlands Inventory (NWI) Database;
- Washington Department of Fish and Wildlife’s (WDFW) Priority Habitats and Species (PHS) Database;
- The Washington Department of Natural Resources’ (WDNR) Forest Practice Application Database;
- WDFW’s SalmonScape Database.

2.2 Document Review

A Grette Associates qualified professional conducted a thorough review of the Report submitted to the City. The review focused on verifying the accuracy of the descriptions within the document and compliance with the current version of the Medina SMP (Subtitle 16.6 of the MMC).

In addition to being subject to state and federal requirements, the Project must comply with the SMP's no net loss requirements defined in MMC 16.66 and the critical area requirements defined in MMC 16.67.050, which requires that all critical areas within 200 feet of a proposed project be identified. As noted above, access to the subject property was not granted; therefore, this review is based solely on the online information reviewed by Grette Associates.

3 REVIEW RESULTS

Based on queried information, it appears that Lake Washington is the only critical area (i.e., wetlands, streams, and FWHCAs) on or within 200 feet of the subject property. Per MMC 16.67.080, Lake Washington is classified as a FWHCA; therefore, an applicant must submit a critical areas report meeting the requirements defined in MMC 16.67.050. The Report does not include additional information to address the critical areas reporting requirements; however, MMC 16.67.050 does allow for the director to require less information to adequately address the critical areas within a proposed project area. In Grette Associates professional opinion, given that Lake Washington is the only critical area within 200 feet of the Project, the Report contains sufficient information to address the critical area.

Per MMC 16.67.010, any proposed project subject to regulation under the SMP is required to prepare an analysis to demonstrate that no net loss of existing shoreline ecological functions will occur as a result of a project. This analysis includes, but is not limited to, the following:

- A description of existing conditions of the affected shoreline;
- Demonstration of mitigation sequencing (MMC 16.66.020);
- An impact analysis, and;
- Proposed mitigation.

With the exception of demonstrating mitigation sequencing, the Report provides a sufficient description of the existing conditions and habitats along the portion of Lake Washington within the subject property as well as includes a sufficient analysis of potential impacts that may occur as a result of the Project. The Report also includes a description of best management practices (BMPs) that will be implemented during construction. Lastly, the Report concludes that the Project will likely be limited to temporary impacts during construction and will not have an adverse impact to salmonids. Grette Associates concurs with this conclusion.

In response to ensuring no net loss of shoreline ecological function will occur, it appears the property owner will be utilizing an in-lieu fee program in response to federal permit requirements as well as planting two native trees and three native shrubs. The Report does not include a summary of any post-project monitoring to ensure survival of the native species and thus no net loss of function; however, according to the included figure set (Sheet 8.0) the proposed project will perform a post-project inspection and complete a 5-year monitoring effort for compliance with federal permit requirements. Per MMC 16.66.020, monitoring is required to be completed for any mitigation action. As such, the post-project inspection report and monitoring reports should also be provided to the City for compliance with the no net loss requirements defined in Chapter 16.66 of the MMC.

Similar to above, the director may allow for less information within a no net loss analysis if it is determined that less information is necessary to adequately address no net loss. In Grette Associates' professional opinion, the no net loss standard define in Medina's SMP is being met with the plantings and monitoring outlined in the Report.

4 SUMMARY AND RECOMMENDATIONS

In summary, Grette Associates largely concurs with the Report's determination that the Project will not result in a net loss of existing shoreline ecological functions. However, as noted above, Grette Associates recommends the City require the applicant to submit copies of the monitoring reports as outlined in the provided sheet set (Sheet 8.0) for compliance with the no net loss requirements defined in Chapter 16.66 of the MMC.

Lastly, while there are some deficiencies in the Report for compliance with the minimum reporting requirements defined in Chapter 16.66 and 16.67 of the MCC, it is Grette Associates opinion the Report provides sufficient information to adequately address no net loss and the critical areas and revisions are not necessary. This determination requires approval from the director per MMC 16.66.010 and MCC 16.67.050.

The review of the Report was conducted using the best available scientific information and methodologies and the best professional judgment of Grette Associates staff biologists. Final acceptance and approval of the Report is at the discretion of City staff.

If you have any questions regarding this review, please contact me at (253) 573-9300, or by email at chadw@gretteassociates.com.

Regards,



Chad Wallin, PWS
Biologist
Grette Associates, *a division of Farallon Consulting L.L.C.*



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

March 28, 2024

Zion Napier
1080 W Ewing St
Seattle, WA 98119

Via email: zion@seabornpiledriving.com

Re: Correction Required – 8315 Overlake Drive West File No: P-23-062

Dear Zion Napier

On February 23, 2024, the City of Medina presented your proposed project to its hearing examiner at a public, virtually-held hearing. In his review of the project record, the hearing examiner noted that a third-party review of the application's No Net Loss report and Critical Areas report for consistency with the Medina Municipal Code (MMC) had not been conducted. The hearing examiner held his decision and continued the hearing to provide staff with adequate time to seek this review from its third-party critical areas on-call consultant, Grette Associates (Grette). Having transmitted the application materials to Grette and requested their review, the City has received recommendations from Grette and is requesting additional information from the applicant to align with Grette's recommendations:

No Net Loss Report Review

1. **MCC 16.66.020:** *"monitoring is required to be completed for any mitigation action."* Grette conducted a review of the No Net Loss report to determine if the project's proposed mitigation efforts would offset the impacts of the proposed development on the project site. Grette found that the No Net Loss report provided by the applicant did not include a summary of any post-project monitoring to ensure survival of the native species and thus no net loss of function, but according to the included figure in the plan set (Sheet 8.0) the proposed project will perform a post project inspection and complete a 5-year monitoring effort for compliance with federal permit requirements. To comply with the listed code section, please provide a copy of the monitoring report as outlined in the provided sheet set (Sheet 8.0) for compliance with the no net loss requirements as defined in Chapter 16.66 of the MMC.

At this time, the processing of your permit application is placed on hold pending the submittal of the requested information. These determinations do not preclude the City from requesting additional information.

Please upload new items to the permit portal at your earliest convenience. If you have questions, please do not hesitate to contact me at kmahoney@ldccorp.com or (425) 949-0164. Contact our Development Services Coordinator, Rebecca Bennett if needed for assistance with the permit portal.

Sincerely,

Kim Mahoney

City of Medina
Principal Planner

CC: Steven R. Wilcox
Jonathan Kesler
Rebecca Bennett



Seaborn Pile Driving
1080 W Ewing St. Bldg B
Seattle WA 98119
seabornpiledriving.com

Review Response

Date: 04/15/2024

Project Name: Jain Moorage Cover Installation

Response To: P-23-062

1. NNL: The NNL has been updated to include specifications of mitigation and monitoring.

Thank you for your time,

Zion Napier
Permit Manager
206-236-1700
permits@seabornpiledriving.com



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

April 01, 2024

Critical Area/ No Net Loss Director Authorization

The Medina Municipal Code (MMC) authorizes the Director to require more or less information in an application's critical area report than would otherwise be required by the MMC if, in the judgement of a qualified professional, more or less information is necessary to adequately address the potential for a proposed project to impact critical areas and, if so, what mitigation would be needed to offset those potential impacts (see MMC 16.66.010(D)(4) and MMC 16.67.050(C)).

Given these provisions of the MMC, and having read the review of the project's critical area report completed by a qualified biologist and licensed Professional Wetland Scientist at the City's third-party critical area review consulting firm (Grette Associates) prepared on March 22, 2024, I concur with Grette's conclusions and recommendations and find that, where the critical area report is deficient information to strictly conform to the MMC, no further information is needed from the applicant to substantiate the applicant's compliance with the City's No Net Loss requirements set forth in MMC Chapter 16.66 or its Critical Area Report requirements set forth in MMC Chapter 16.67; provided that, the applicant provides the City with the 5-year post-project vegetation monitoring and inspection report that is indicated as having been prepared on Sheet 8.0 of the plan set submitted for P-23-062 and demonstrates compliance with mitigation standards.

Sincerely,

Steven R. Wilcox
City of Medina
Development Services Director

Ecological No Net Loss Assessment Report

Prepared for

**Jain Residence
8315 Overlake Drive West
Medina, WA 98039**

Prepared by



Northwest Environmental Consulting, LLC
600 North 36th Street, Suite 423
Seattle, WA 98103
206-234-2520

April 2024

Purpose

The purpose of this report is to fulfill the requirements of City of Medina Municipal Code (MMC) 20.66.000 for General requirements applicable to all shoreline development and uses by assessing overall project impacts and proposed mitigation to determine if the project meets the “No Net Loss” standard.

No Net Loss is defined as “An ecological concept whereby conservation losses in one geographic or otherwise defined area are equaled by conservation gains in function in another area.”

Permits are being applied for a moorage cover.

Location

The subject property is located at 8315 Overlake Drive West in the City of Medina, Washington (see Appendix A – Sheet 1.0). The parcel is on the waterfront of Lake Washington, a shoreline of the state, that contains several endangered fish species listed under the Endangered Species Act and Washington State designated priority fish species.

Project Description

The proposed work will install a translucent, Crystallite, moorage cover.

During construction, a floating boom will surround the work barge and dock. (See Appendix A – Sheet 7.0).

A shoreline vegetation plan is proposed, that will add 2 native conifers and 3 native shrubs. These shoreline plantings will provide shade and allow beneficial allochthonous material to enter the lake along the shoreline. The existing vegetation will be preserved. (See Appendix A – Sheet 8 and 9).

Project drawings are included in Attachment A.

Approach

Northwest Environmental Consulting LLC (NVEC) biologist Brad Thiele conducted a site visit on December 21, 2023 to evaluate conditions on site and adjacent to the site. NVEC also consulted the following sources for information on potential critical fish and wildlife habitat along this shoreline:

- Washington Department of Fish and Wildlife (WDFW): Priority Habitats and Species online database (<http://apps.wdfw.wa.gov/phsontheweb/>)
- WDFW SalmonScope online database of fish distribution and ESA listing units (<https://apps.wdfw.wa.gov/salmonscape/>)

Site Description

The subject property is a shoreline tract in a residential neighborhood. It has shoreline on its western boundary with single-family homes to the north and south along the shoreline.

The only existing structures on the property are the house and dock. The dock has been upgraded with grated decking.

The shoreline is lawn with some ornamental shrubs and fruit trees to a concrete walkway. The walkway borders a gravel beach and has an attached concrete patio that extends landward. The walkway appears to be waterward of the ordinary high water mark. The substrates along the shore are gravel changing to sand about 10 feet from shore. Eurasian milfoil was present starting about 40 feet from shore.

The neighboring shorelines are landscaped similarly with docks and no bulkheads. See attached photos in Appendix B- Photos.

Species Use

WDFW's PHS mapping and SalmonScape mapping tools show the following salmonid species using Lake Washington for migration and/or rearing: residential coastal cutthroat (*Oncorhynchus clarkii*), winter steelhead (*O. mykiss*), Dolly Varden/bull trout (*Salvelinus malma*), sockeye salmon (*O. nerka*), fall Chinook (*O. tshawytscha*), coho salmon (*O. kisutch*), and kokanee (*O. nerka*). The SalmonScape database maps the site as accessible to the Endangered Species Units (ESU) of Threatened Chinook and steelhead. Juveniles migrate and may rear in the waters near the project when traveling from spawning sites on other lake tributaries to the lakes system's outlet at the Hiram M. Chittenden Locks. The project site is accessible to any fish migrating or rearing in the lake.

The shoreline is not mapped as a Sockeye spawning location, sockeye spawning is mapped south of the property near the point.

Priority Habitats and Species mapping, maps a wetland about 300 feet to the west of the project.

Project Impacts and Conservation Measurements

Direct Impacts:

Sediments: Sediment disturbance will not occur from installing a moorage cover.

Shoreline: Planting native vegetation, including a Douglas fir, shore pine and native shrubs, will increase the habitat functions of the shoreline by creating shade along the shoreline that will be an improvement from the existing baseline habitat conditions at the project site. These plants will provide overhanging cover for fish, structural diversity for birds and wildlife, detritus for aquatic invertebrates and long-term recruitment of woody material and other allochthonous food sources. The proposed planting plan is included (see Appendix A – Sheet 8).

Lakebed: No change to lakebed will occur from installation of a translucent moorage cover.

Noise: Construction equipment will create noise audible to neighbors. Noise disturbance will be short-term and should have negligible effects on fish and wildlife in the area. Work will be

completed during the in-water work window when juvenile fish are not expected to be present in larger numbers.

Potential spills: Short-term risks include the potential for spills that can occur with any equipment operation. The risk of impact to the aquatic environment is expected to be minimized because a trained crew will be onsite that will implement spill containment measures should a spill occur.

Shading: Shading of the water column is a concern in the nearshore and can create habitat for predatory fish that feed on outmigrating salmonids. Overwater coverage may also create a partial migration barrier to juvenile salmonids that may hesitate before passing underneath a structure increasing outmigration times. Using a transparent moorage cover will minimize this effect.

Recreational Boating: The project supports continued recreational boating, which has been identified as a limiting factor for salmonid populations in Lake Washington. The moorage improvements will not introduce additional boating to Lake Washington, as the owners could still access the lake from a public boat launch or private moorage facility.

Other Conservation measures:

Work window: The work will be completed during the prescribed in-water work window for this area of Lake Washington (July 16 to March 15). Operating within this time frame helps protect Chinook salmon, steelhead, bull trout and other salmonid fish species by doing work when juvenile fish are not expected to be present that use the nearshore environment where the work occurs.

Best Management Practices: Applicable BMPs will be used, such as a floating boom around the in-water work area, to contain any floating debris that may escape during construction. The barge will have a perimeter containment sock to absorb oil and grease that might inadvertently wash from the barge during construction.

Hazardous material containment supplies such as spill absorbent pads and trained personnel will be required onsite during any phase of construction where machinery is in operation near surface waters.

In-lieu Fee: The shoreline on the subject property will be planted with native, overhanging vegetation. The project also requires approval from the National Marine Fisheries Service (NMFS). NMFS has developed a calculator to determine appropriate mitigation costs for proposed in-water structures in Lake Washington. This calculator has established a fund that owners can pay into if they are not willing or cannot find mitigation to offset impacts from the project. The owner is not able to complete the required mitigation at the subject property required by NMFS and the property owners will pay into the in-lieu fee program to mitigate project impacts. An in-lieu fee program is defined as follows:

“A program involving the restoration, establishment, enhancement, and/or preservation of aquatic resources through funds paid to a governmental or non-profit natural resources management entity to satisfy compensatory mitigation requirements... Similar to a mitigation bank, an in-lieu fee program sells compensatory mitigation credits to permittees whose obligation to provide compensatory mitigation is then transferred to the in-lieu program sponsor.” (Fed. Reg. 40 CFR Part 230)

The fee has been determined using the Restoration And Permitting (RAP) Calculator for Lake Washington and will be paid to King County Water & Land Resources Division. This funding has

been used to remove 350 derelict piles from the mouth of the Cedar River in Lake Washington.

Maintenance and Monitoring

The owner will maintain and monitor the plantings per Sheet 8 of the plan set as required by the RAP program. The required report that will be sent to the Corps of Engineers, will also be sent to the City of Medina.

Conclusion

Juvenile Chinook salmon, and other salmonids, rear and migrate along the Lake Washington shoreline. Lake Washington is a Shoreline of the State.

There will be temporary impacts from noise during construction but will be limited to mostly hand tools and a work boats.

The project will minimize construction effects on the environment by following the prescribed fish window and using applicable BMPs to prevent construction spills, turbidity, and floating debris from escaping the area. The construction crew will retrieve all dropped items from the bottom and dispose of them properly. The effects of construction will be short term.

The new moorage cover will use a transparent cover that will allow light to reach the water beneath and will not cause effects associated with overwater coverage.

A shoreline planting plan will be implemented that will add 1 Western red cedar, 1 shore pine, and 3 native shrubs (2 species) that will provide natural shading, allochthonous food sources and will eventually be a source of woody materials that will improve shoreline conditions at the site in the long-term. The owner has also opted to pay into the In Lieu Fee program that will be used for conservation projects that benefit salmon in King County.

This project has been designed to meet current residential dock standards and will use Best Management Practices to reduce project impacts. The conservation measures are designed to improve ecological functions or prevent further degradation of habitat **and will result in No Net Loss of ecological functions.**

Document Preparers

Brad Thiele	Biologist	30 years of experience	Northwest Environmental Consulting, LLC (NWEC)
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The conclusions and findings in this report are based on field observations and measurements and represent our best professional judgment and to some extent rely on other professional service firms and available site information. Within the limitations of project scope, budget, and seasonal variations, we believe the information provided herein is accurate and true to the best of our knowledge. Northwest Environmental Consulting does not warrant any assumptions or conclusions not expressly made in this report, or based on information or analyses other than what is included herein.

REFERENCES

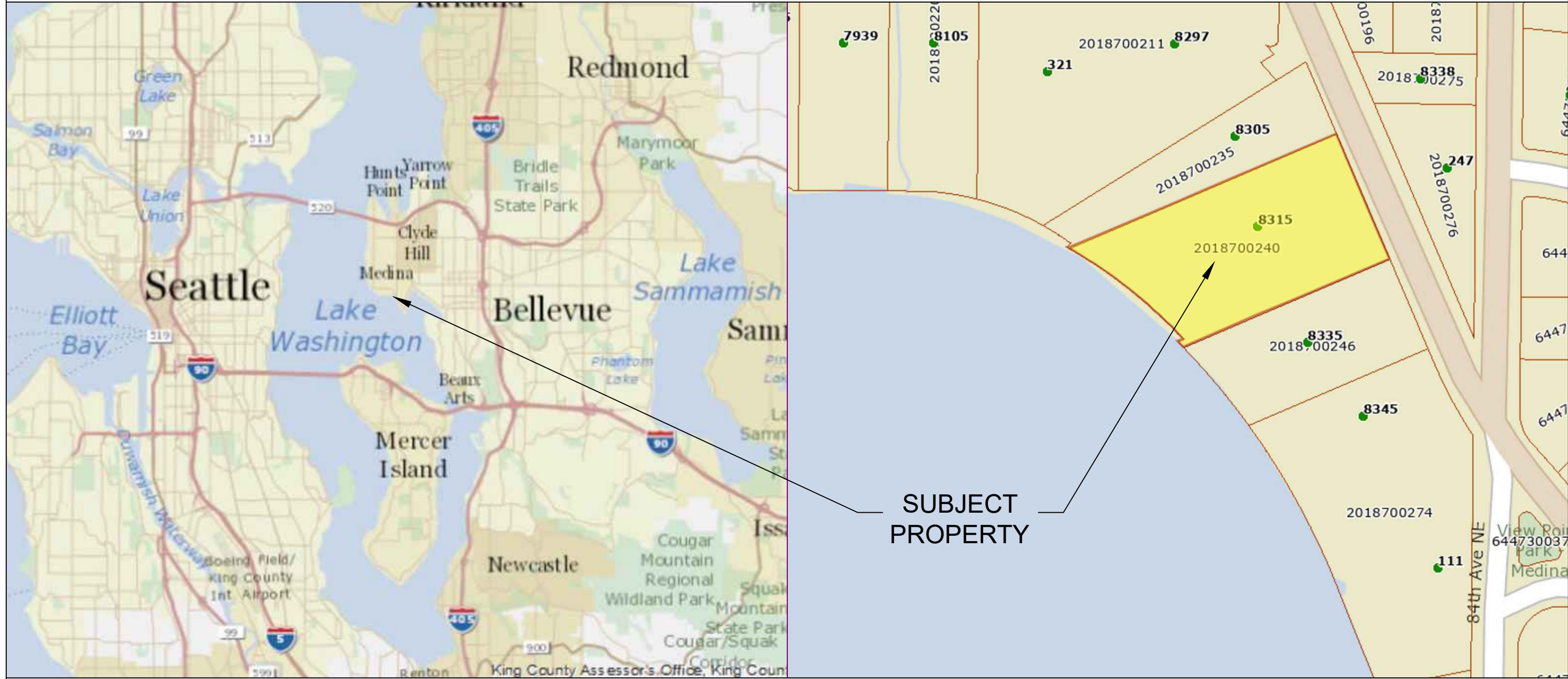
King County. 2024. King County iMap. Online database. Accessed January 2024 at <https://gismaps.kingcounty.gov/iMap/>

Washington Department of Fish and Wildlife (WDFW). 2024. Priority Habitats and Species. Online database. Accessed January 2024 at <http://apps.wdfw.wa.gov/phsontheweb/>

WDFW. 2024. SalmonScape. Online database. Accessed January 2024 at <http://apps.wdfw.wa.gov/salmonscape/>

Appendix A: Project Drawings

SITE PLAN



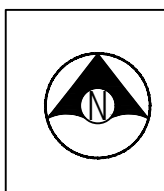
**SUBJECT
PROPERTY**

Pin: 2018700240

Legal Description: DE VRIES LK WASHINGTON TRS UNREC LOT B TGW SH LDS ADJ TGW NWLY 75 FT LOT C TGW SH LDS ADJ

Plat Block:
Plat Lot: B-C

Parcel LAT: 47.61383 LONG: -122.22941	Dock LAT: 47.613597 LONG: -122.229922
---	---



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 5
www.seabornpiledriving.com

Scope of Work: We propose to install a 338 sqft moorage cover.

<p>Datum: CORPS OF ENGINEERS 1919 SW Quarter Of Section 24, Township 14, Range 05</p> <p>Adjacent Owners: NICO SEBASTIAN LLC 8305 OVERLAKE DR W 98039</p>	<p>County: King County Location: Lake Washington</p> <p>Applicant: Jain Residence 8315 Overlake Dr West Medina, WA 98039</p> <p>Created: 07/07/23 Last Updated: 10/9/2023 2:31 PM Kelse</p>
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GENERAL NOTES:

MATERIALS SPEC LIST:

Boat Lifts: Aluminum

- * SL10014ARW - 146" x 191"

CODE REFERENCES: Medina

We are applying for the permit to be reviewed under the:

16.65.40. - Covered moorage



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MEDINA CONCORD LLC
8335 OVERLAKE DR W

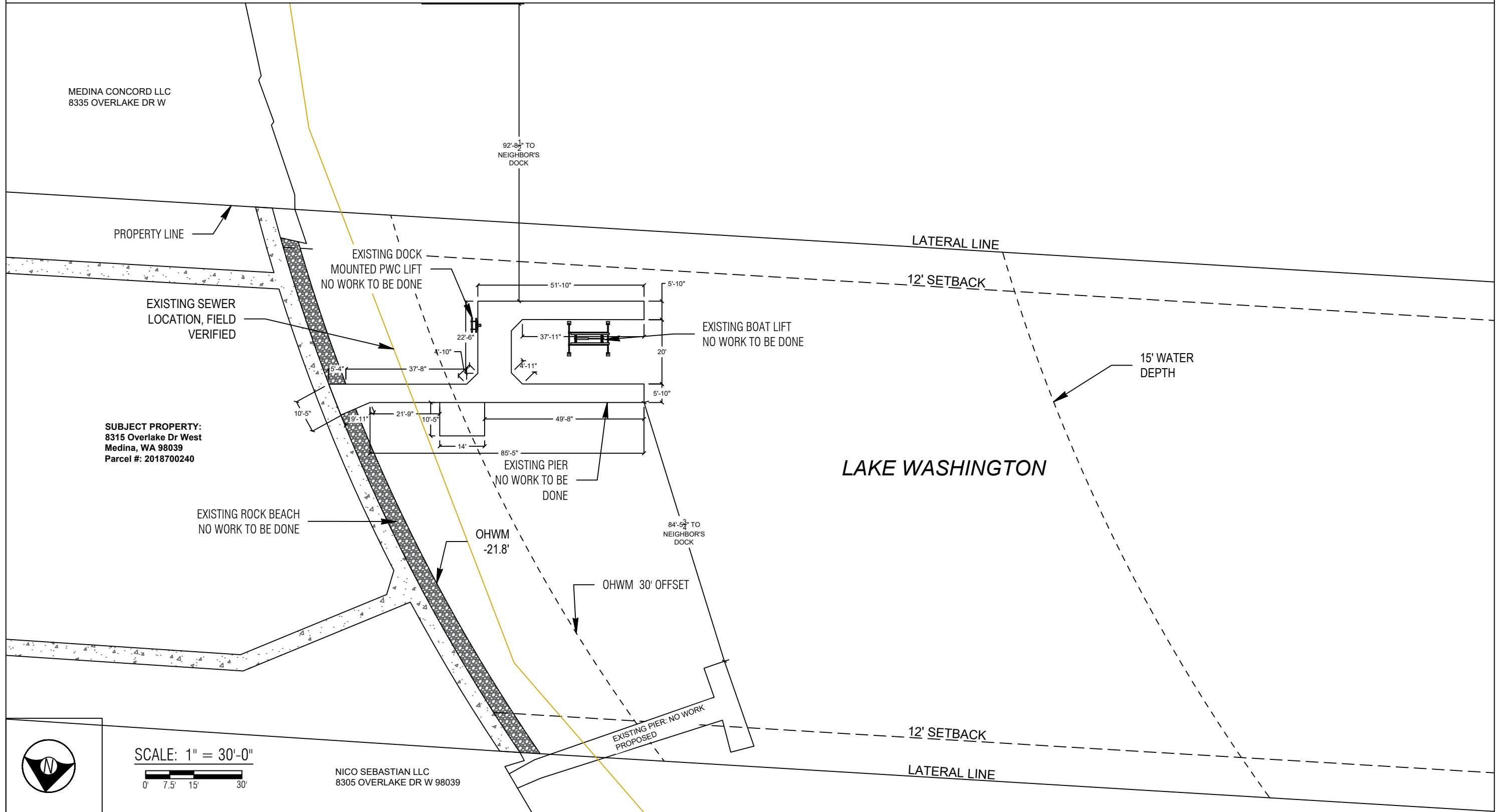
Last Updated: 10/9/2023 2:31 PM Kelse

Created: 07/07/23

SHEET
2.0

EXISTING CONDITIONS

****CLEAN UP LAKE AROUND PROJECT****



SCALE: 1" = 30'-0"
0' 7.5' 15' 30'

NICO SEBASTIAN LLC
8305 OVERLAKE DR W 98039



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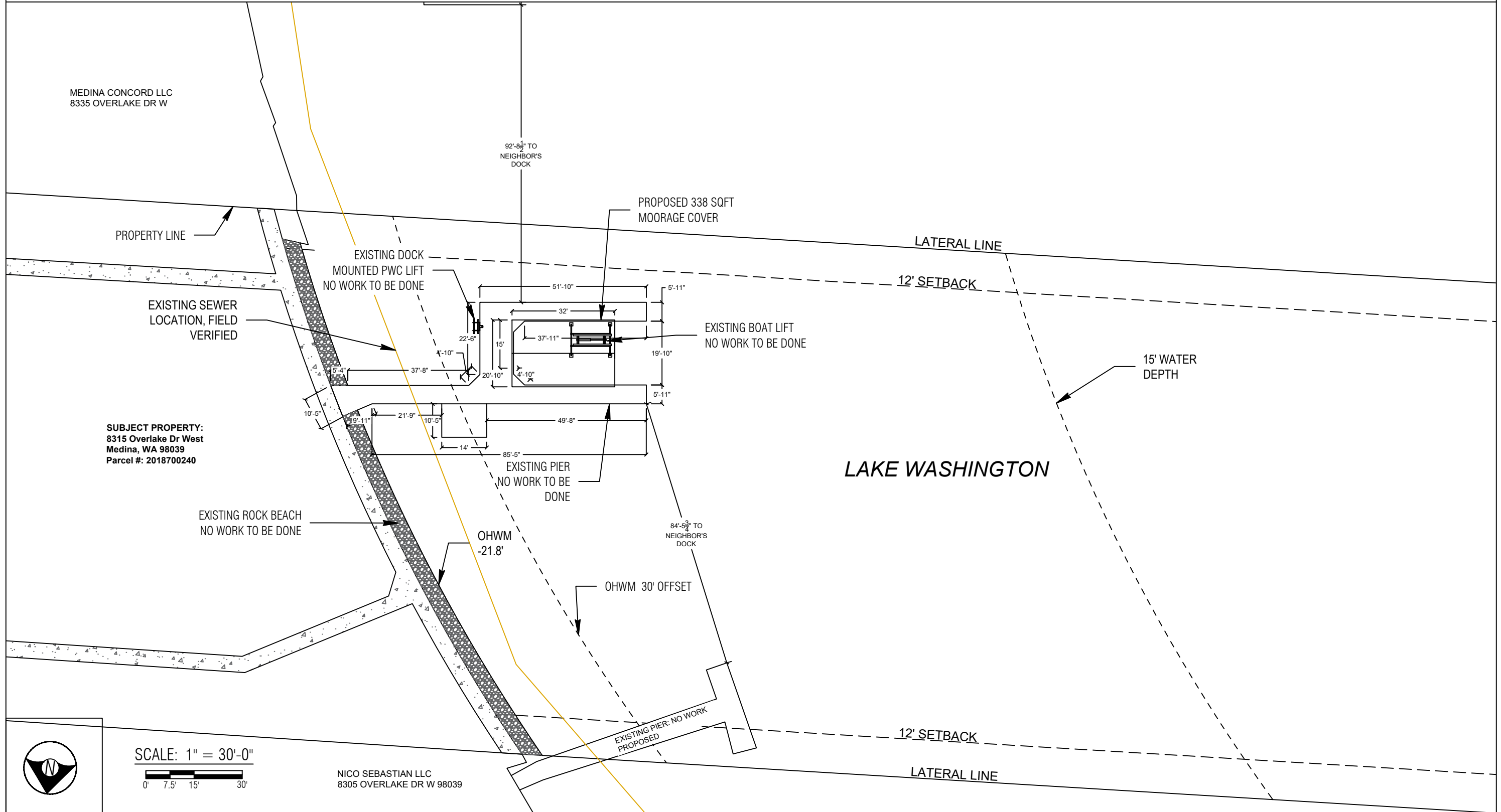
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3.0

Last Updated: 10/9/2023 2:31 PM Kelse

Created: 07/07/23

PROPOSED CONDITIONS

****CLEAN UP LAKE AROUND PROJECT****



SCALE: 1" = 30'-0"
0' 7.5' 15' 30'

NICO SEBASTIAN LLC
8305 OVERLAKE DR W 98039



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Last Updated: 10/9/2023 2:31 PM Kelse
Created: 07/07/23

SHEET
4.0

PIER DETAILS - EXISTING/PROPOSED PLAN VIEW

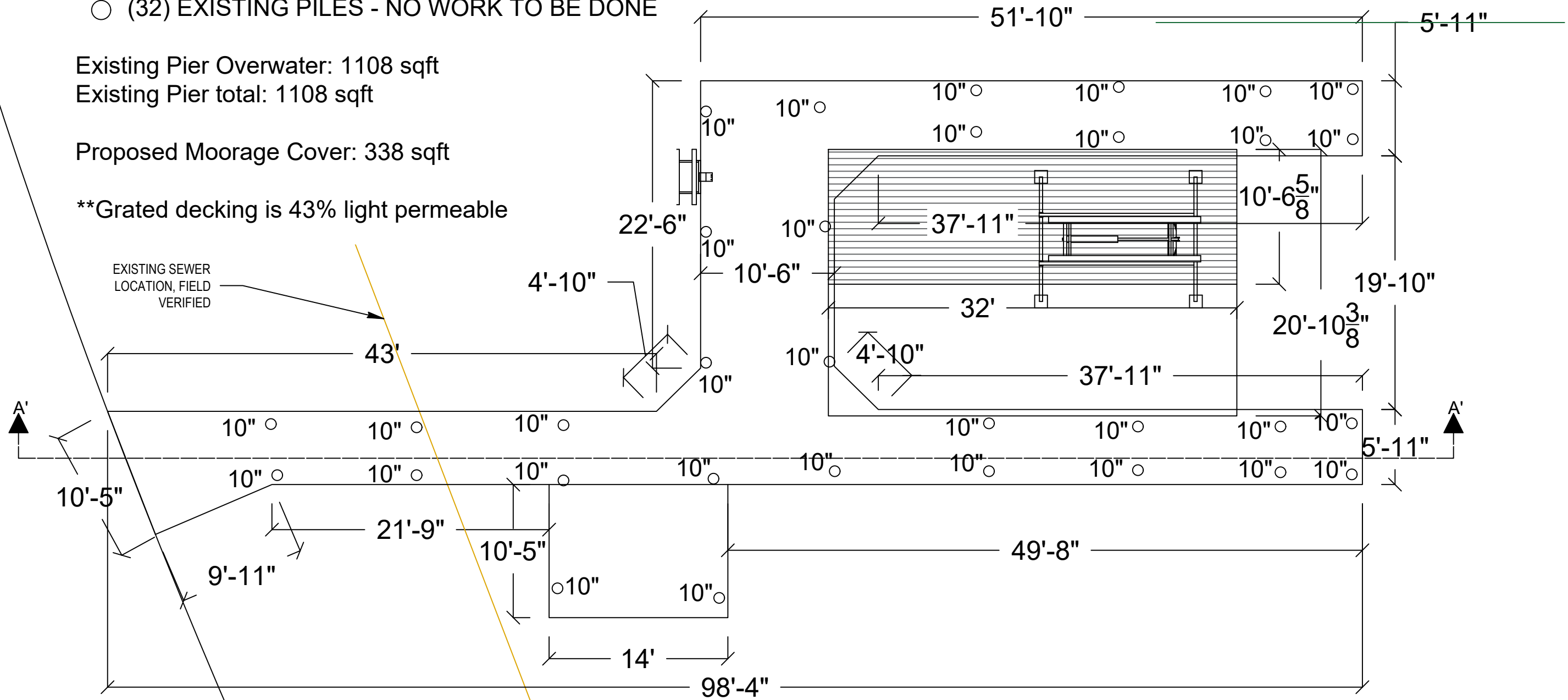
LEGEND

○ (32) EXISTING PILES - NO WORK TO BE DONE

Existing Pier Overwater: 1108 sqft
Existing Pier total: 1108 sqft

Proposed Moorage Cover: 338 sqft

**Grated decking is 43% light permeable



PLAN VIEW



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

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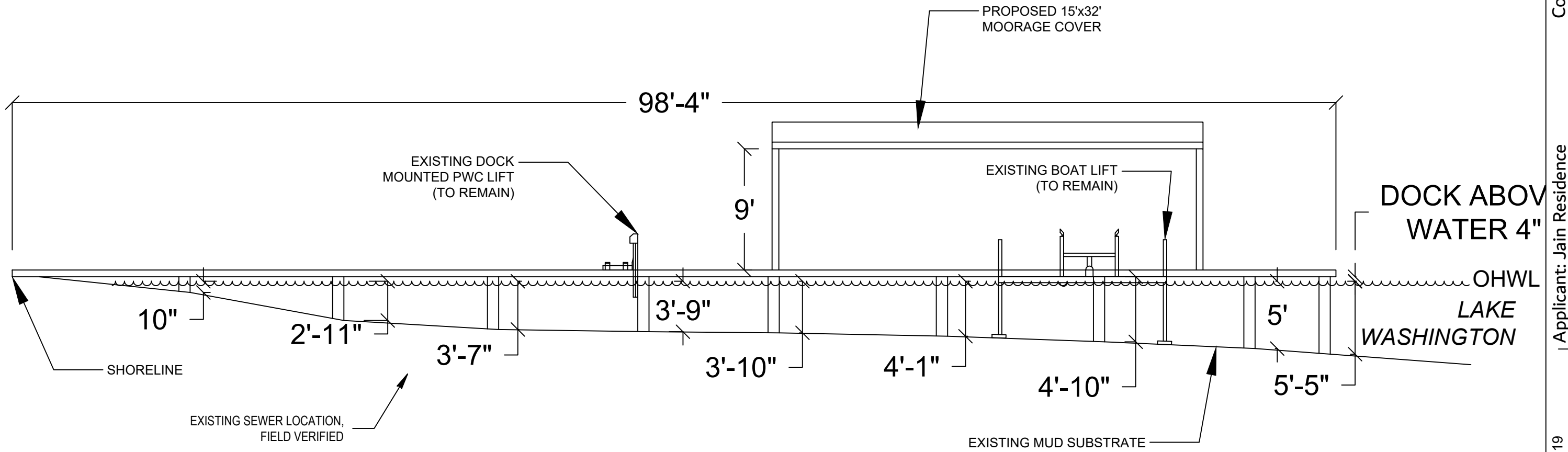
Datum: CORPS OF ENGINEERS 1919
SW Quarter Of Section 24, Township 14, Range 05

Adjacent Owners:
NICO SEBASTIAN LLC
8305 OVERLAKE DR W 98039

MEDINA CONCORD LLC
8335 OVERLAKE DR W

SHEET
5.0

PIER DETAILS EXISTING/PROPOSED - SECTION VIEW



SECTION VIEW: A'-A'



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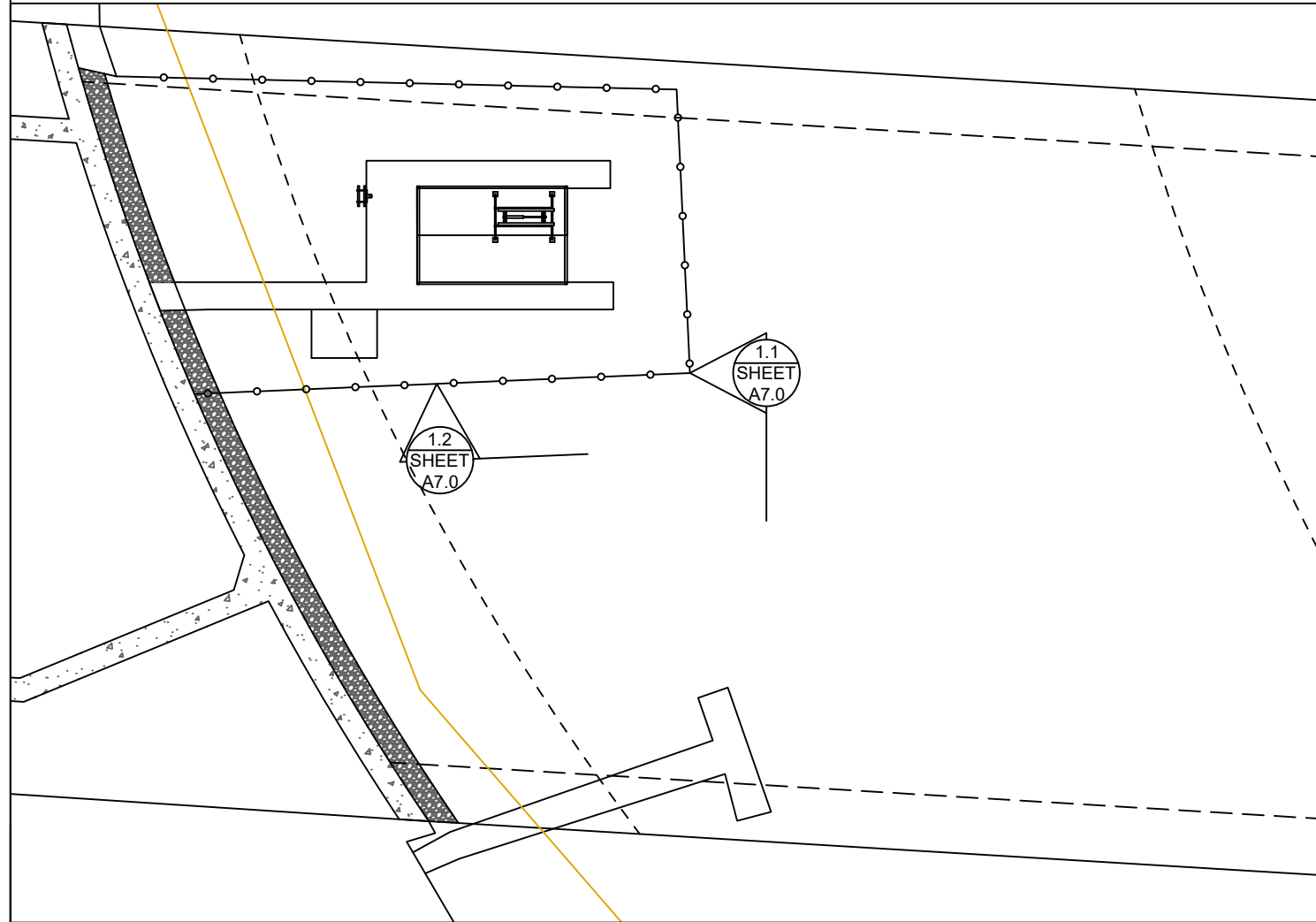
MEDINA CONCORD LLC
8335 OVERLAKE DR W

Created: 07/07/23

Last Updated: 10/9/2023 2:31 PM Kelse

SHEET
6.0

BMP INFORMATION

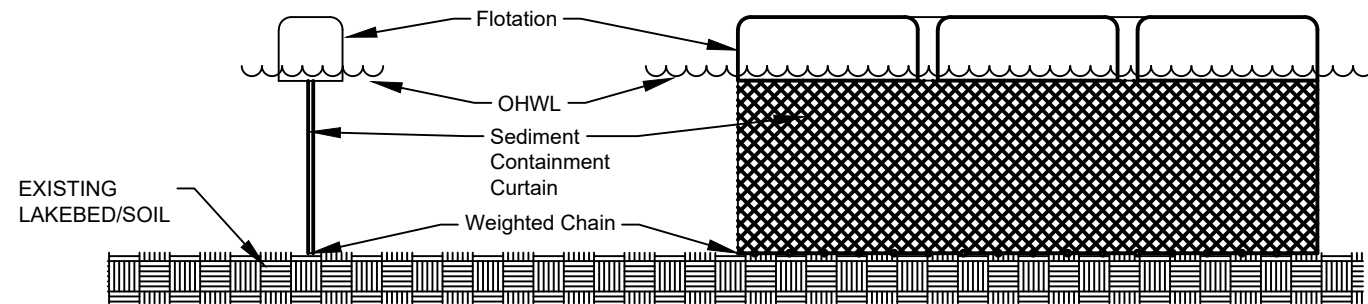


BMP NOTES:

- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
 2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
 3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
 4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
 5. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.
- B. No contamination of the marine environment shall result from project-related activities.
1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
 2. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
 3. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
 4. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
 5. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
 6. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
 7. When removing piles and other similarly treated wood, containment curtain must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
 8. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment curtain.
 9. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
 10. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
 11. Construction staging (including stocking of materials, etc.) will occur on the supply barge.
 12. All Exposed wood to be used on the project will be treated with a cheminite treatment.

DETAIL 1.1

DETAIL 1.2



DETAIL 1.1 & 1.2



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

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www.seabornpiledriving.com

Scope of Work: We propose to install a 338 sqft moorage cover.

County: King County
Location: Lake Washington

Applicant: Jain Residence
8315 Overlake Dr West
Medina, WA 98039

Datum: CORPS OF ENGINEERS 1919
SW Quarter Of Section 24, Township 14, Range 05

Adjacent Owners:
NICO SEBASTIAN LLC
8305 OVERLAKE DR W 98039

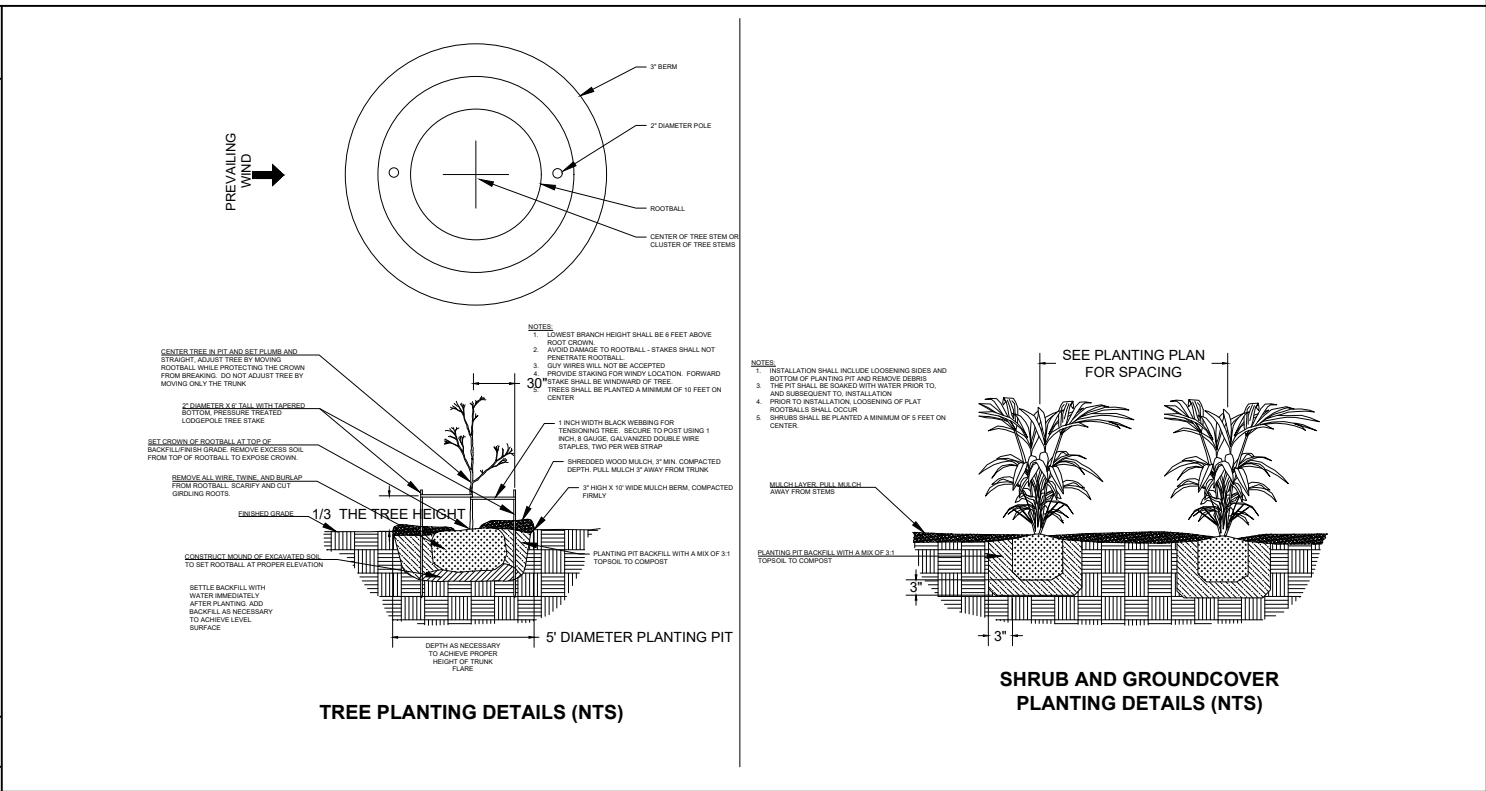
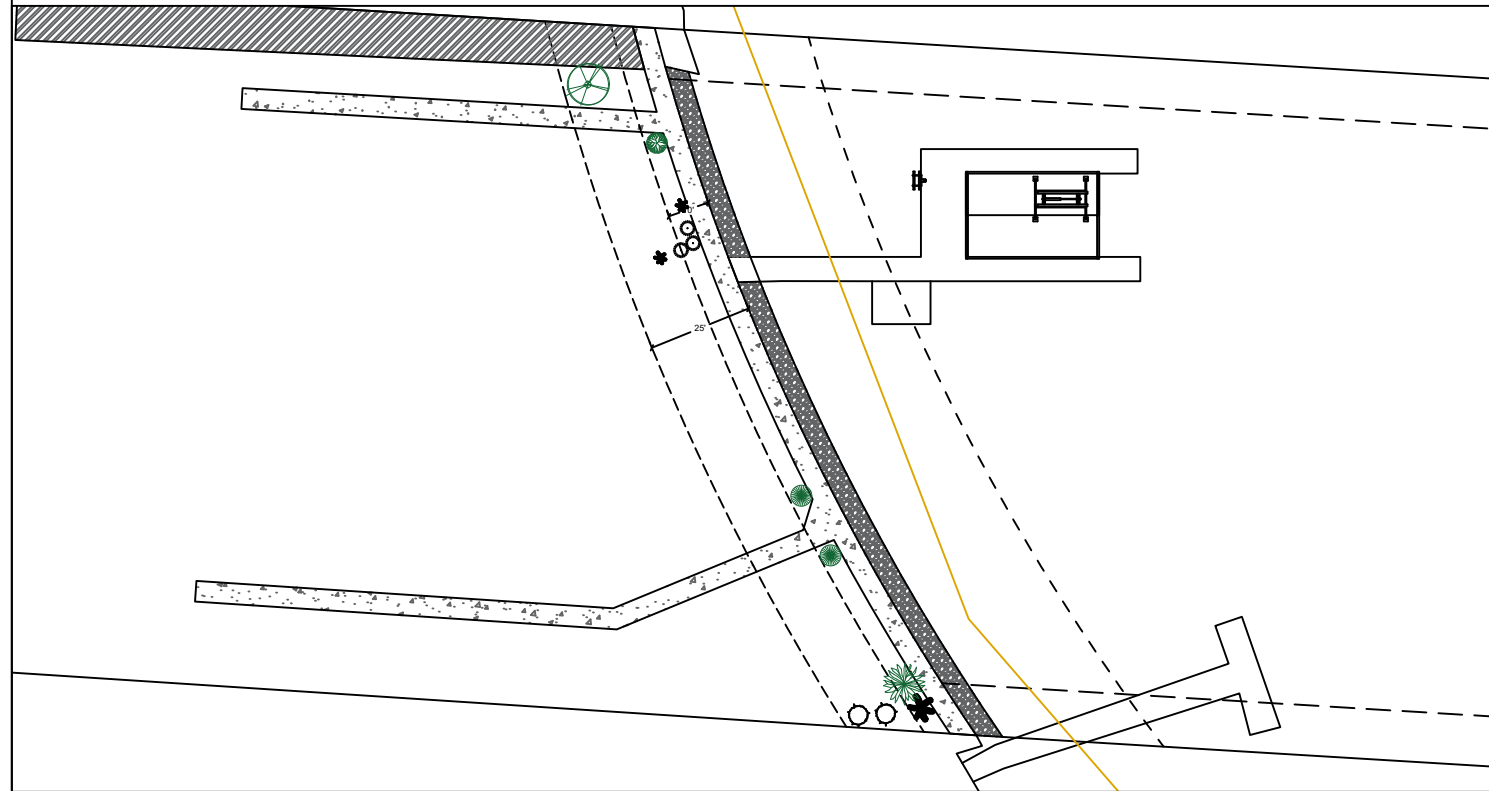
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Created: 07/07/23

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MITIGATION PLAN



Notes:

1. Shrubs are shown, and shall be planted, at least five feet on center. Trees are shown, and shall be planted, at least ten feet to center.
2. The property owner will implement and abide by the shoreline planting plan. The plants shall be installed before or concurrent with the work authorized by this permit. A report, as-built drawing and photographs demonstrating the plants have been installed or a report on the status of project construction will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, within 12 months from the date of permit issuance. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Report for Mitigation Work Completion form.
3. The property owner will maintain and monitor the survival of installed shoreline plantings for five years after the U.S. Army Corps of Engineers accepts the as-built report. Installed plants shall achieve 100% survival during monitoring Years 1 and 2. Installed plants shall achieve at least 80% survival during monitoring Years 3, 4 and 5. Percent survival is based on the total number of plants installed in accordance with the approved riparian planting plan. Individual plants that die will be replaced with native riparian species in order to meet the survival performance standards.
4. The property owner will provide annual monitoring reports for five years (Monitoring Years 1-5). Each annual monitoring report will include written and photographic documentation on plant mortality and replanting efforts and will document whether the performance standards are being met. Photos will be taken from established points and used repeatedly for each monitoring year. In addition to photos at designated points, photo documentation will include a panoramic view of the entire planting area. Submitted photos will be formatted on standard 8 1/2 x 11" paper, dated with the date the photo was taken, and clearly labeled with the direction from which the photo was taken. The photo location points will be identified on an appropriate drawing. Annual shoreline planting monitoring reports will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, by November 31 of each monitoring year. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Mitigation Planting Monitoring Report form.

PROPOSED PLANTING SPECIES/QUANTITIES

SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	<i>Thuja plicata</i>	Western Red Cedar	1	3 ft
	<i>Pinus contorta v contorta</i>	Shore pine	1	3 ft
	<i>Rosa nutkana</i>	Nootka Rose	1	1 Gallon
	<i>Philadelphus lewisii</i>	Mock Orange	2	1 Gallon

PLANTS: Shrubs to be installed 5ft on center and trees to be installed 10ft on center.

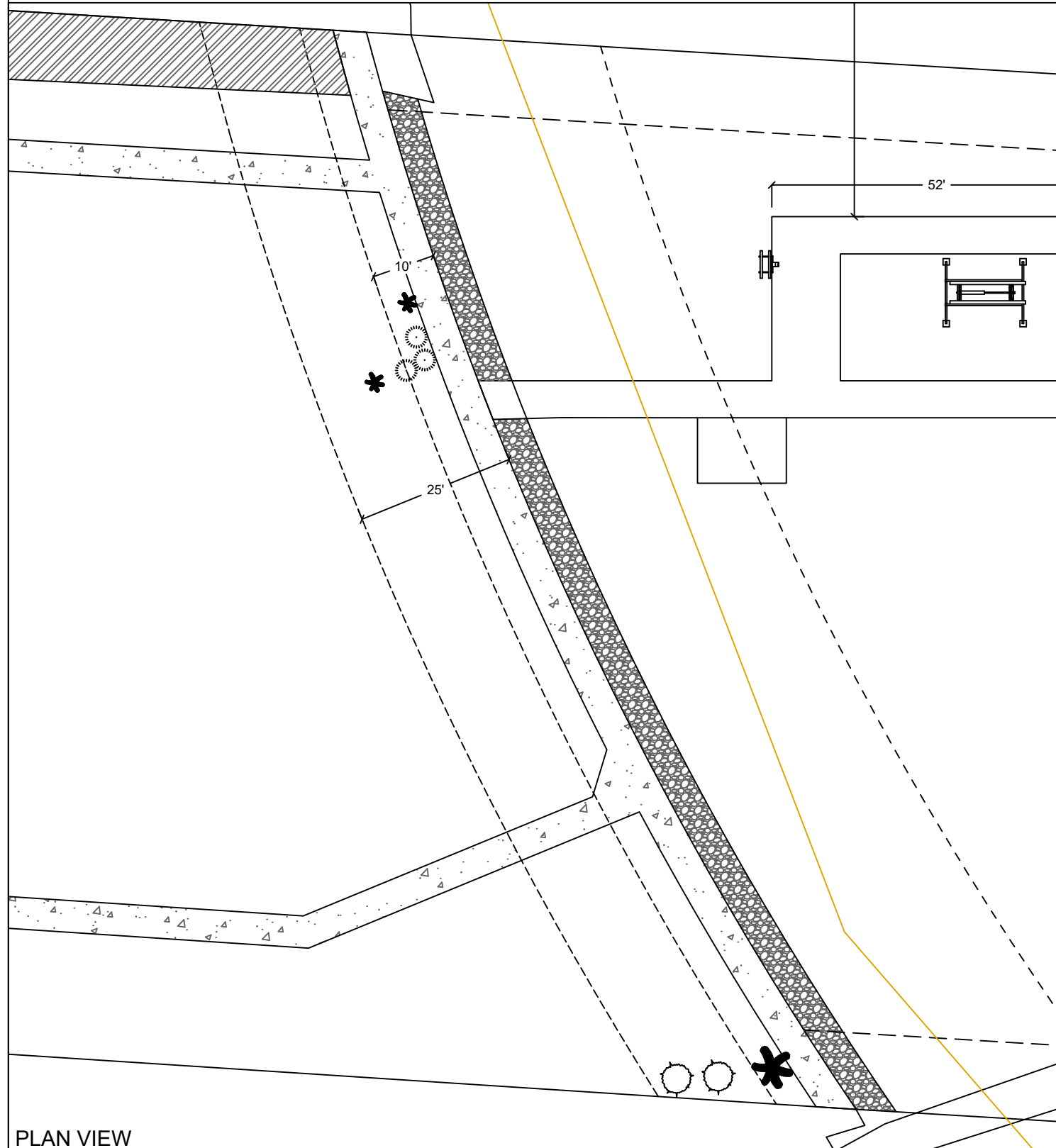


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Scope of Work: We propose to install a 338 sqft moorage cover.

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 Applicant: Jain Residence
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 NWS-2023 PAGE 8 OF 8

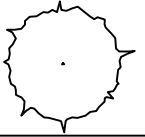
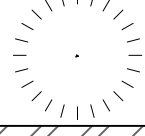


EXISTING PLANT PLAN



PLAN VIEW

EXISTING PLANTS TABLE

EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	<i>Chamaecyparis obtusa</i>	Hinoki cypress	2	5' x 12'
	<i>Sporobolus heterolepis</i>	Prairie Dropseed	3	3'
	<i>Juniper communis</i>	Juniper	many	varies
	<i>Berberis thunbergii</i>	Japanese Barberry	3	varies

Scope of Work: We propose to install a 338 sqft moorage cover.



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GENERAL ENGINEERING NOTES:



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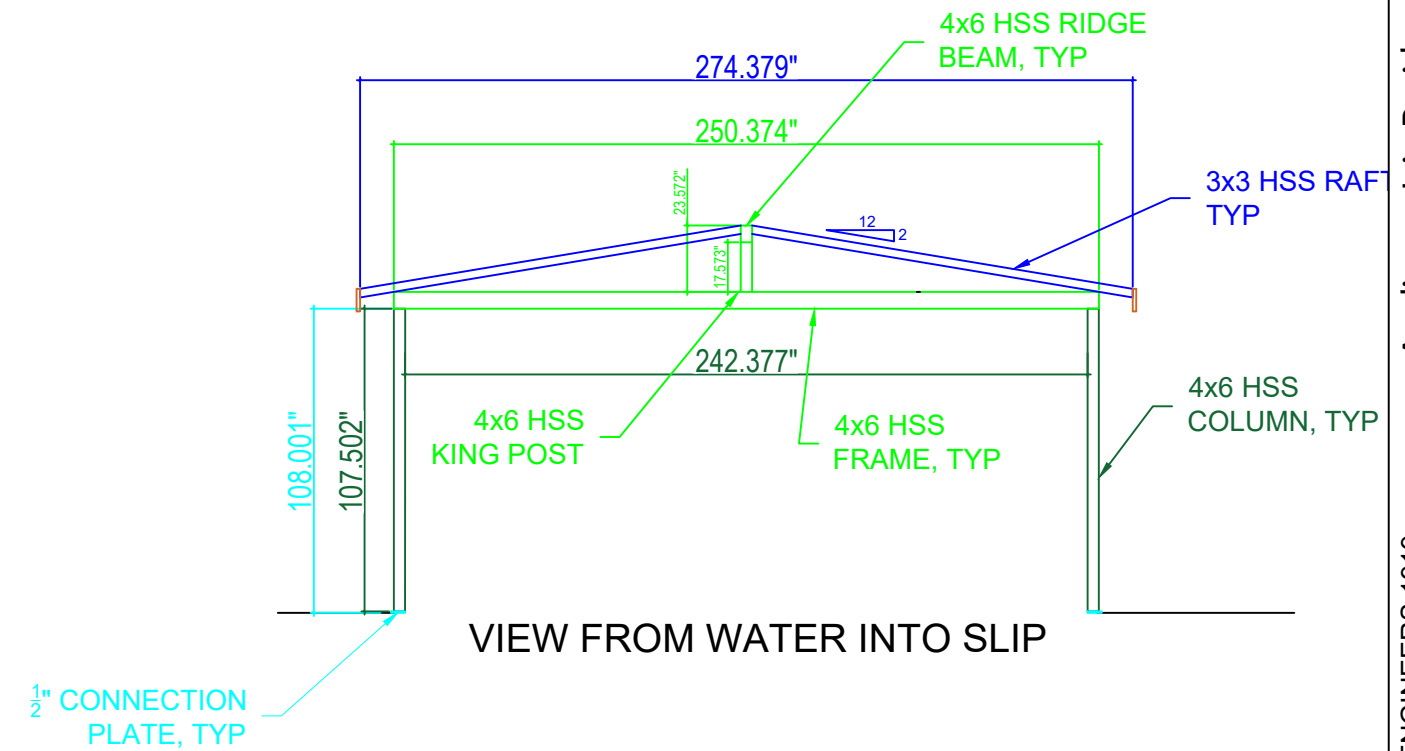
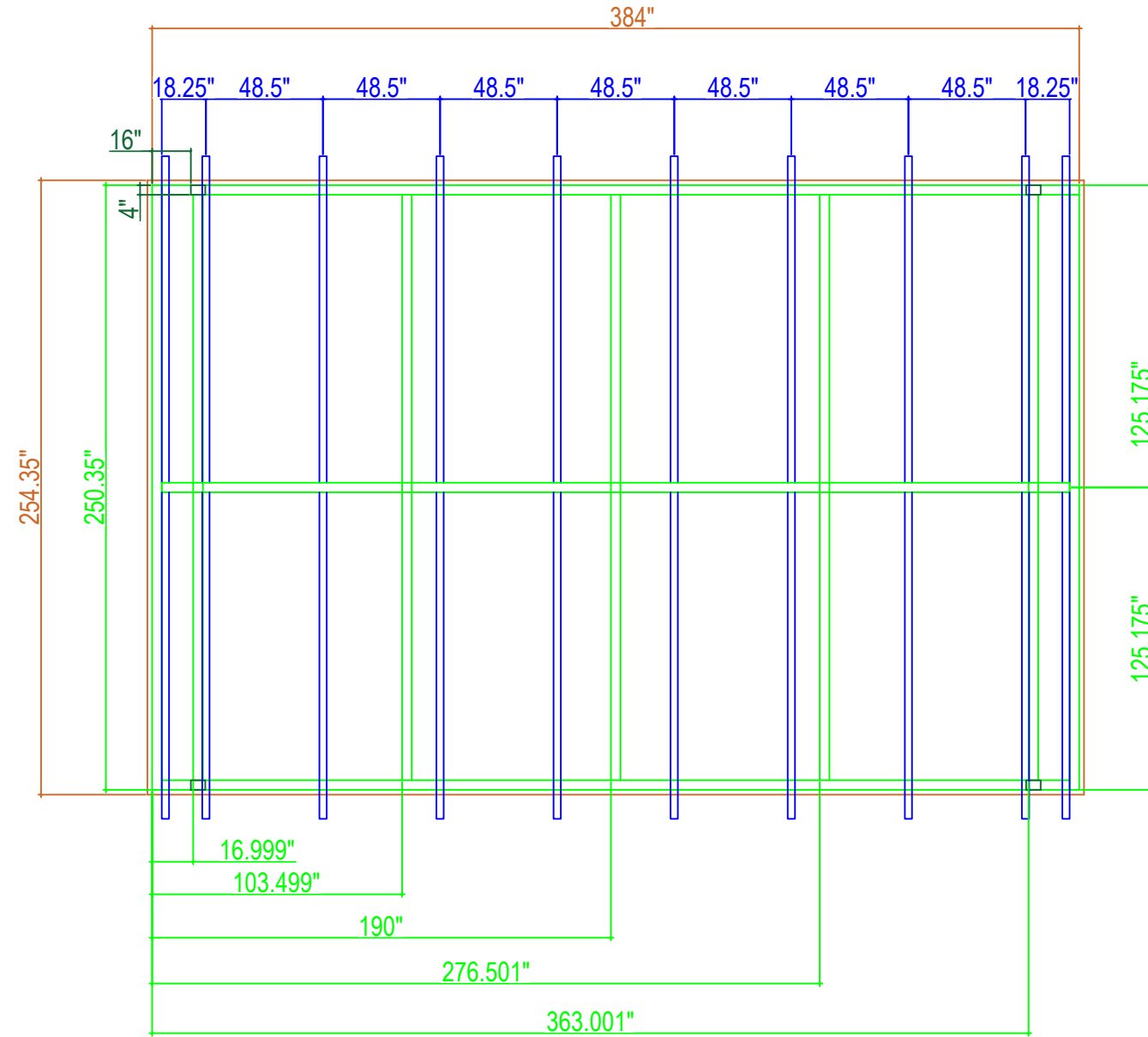
Applicant: Jain Residence
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County: King County
Location: Lake Washington

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FRAMING PLAN



VIEW FROM WATER INTO SLIP



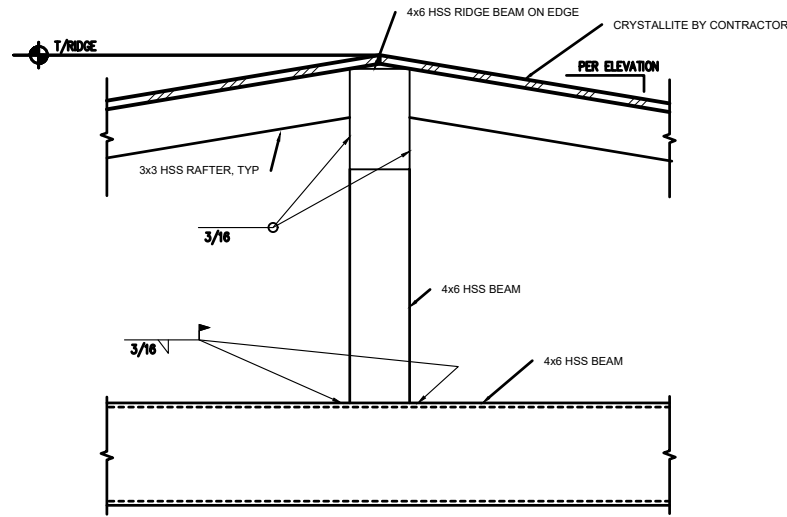
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 www.seabornpiledriving.com

Scope of Work: We propose to install a 338 sqft moorage cover.

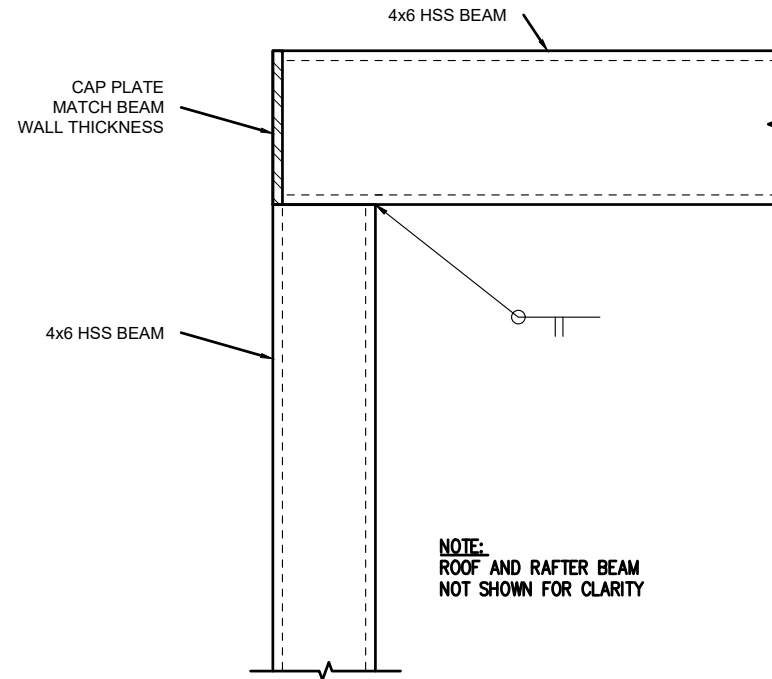
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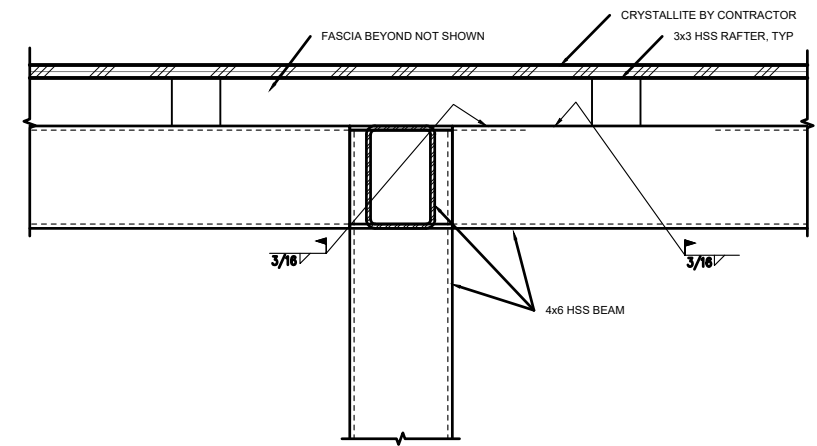
DETAILS - REPAIR



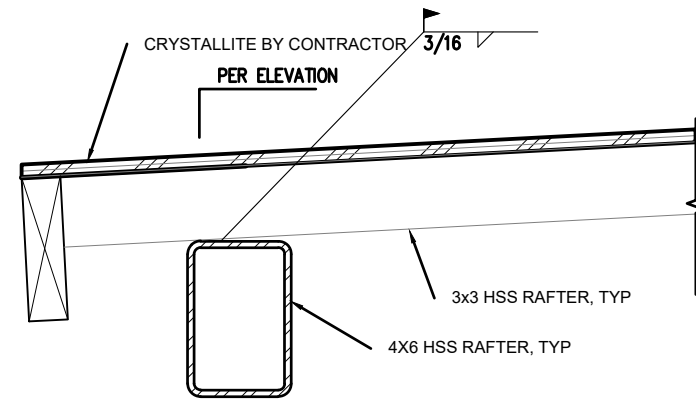
S1 RIDGE BEAM FRAMING AT SUPPORT
SCALE: 1" = 1"



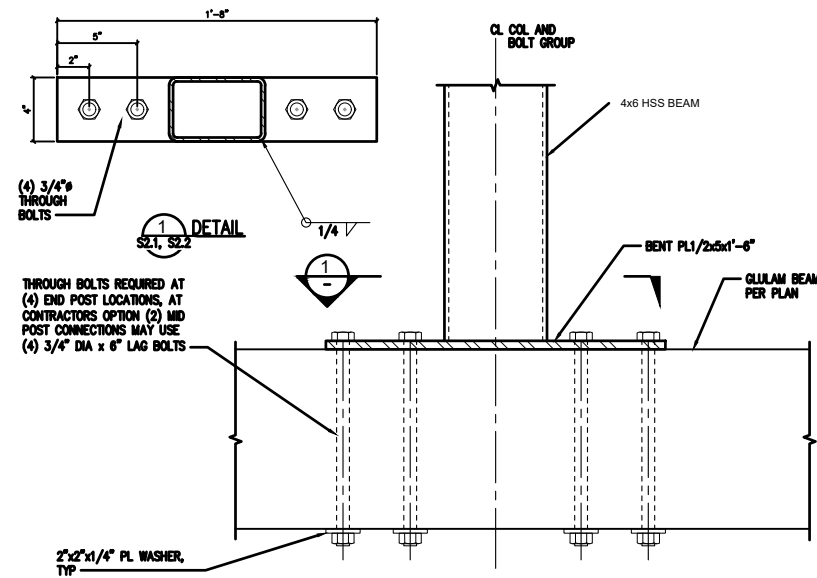
S2 HSS BEAM-TO-COLUMN CONNECTION
SCALE: 1-1/2" = 1"



S3 RAFTERS TO BEAM-TO-COLUMN
SCALE: 1" = 1"



S4 RAFTER-TO-BEAM CONNECTION
SCALE: 1-1/2" = 1"



S5 HSS TO EXISTING DOCK GLB
SCALE: 1" = 1"

S6 TYPICAL ROOF RAFTER AT BEAM
SCALE: 1" = 1"



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Appendix B: Site Photographs



Photo 1 - Existing dock looking waterward.



Photo 2 - Existing dock looking landward.



Photo 3 - Existing shoreline conditions looking north.



Photo 4 - Existing shoreline conditions looking south.



Photo 5 - Existing conditions north of site.



Photo 6 - Existing shoreline conditions looking south.

Thomas Carter

From: Chad Wallin <chadw@gretteassociates.com>
Sent: Thursday, May 16, 2024 9:49 AM
To: Thomas Carter; Rebecca Bennett
Cc: Jonathan Kesler
Subject: RE: Revised Documents for P-23-062, Grette Review

Follow Up Flag: Follow up
Flag Status: Flagged

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Thomas,

Sorry for the delay, the NNL report has been revised to state that monitoring reports outlined in Sheet 8 will also be sent to the City. This does adequately address our comment. I would recommend that there is a permit condition to note this as well.

If there are any questions, please let me know.

Regards,

Chad Wallin, PWS
Project Biologist

Grette Associates, a division of *Farallon Consulting, L.L.C.*

2709 Jahn Ave NW, STE H5

Gig Harbor, WA 98335

Office (253) 573-9300

Web www.gretteassociates.com

Email chadw@gretteassociates.com



Providing natural resource services to the Pacific Northwest since 2002.

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From: Thomas Carter <tcarter@LDCcorp.com>
Sent: Thursday, May 9, 2024 4:39 PM
To: Rebecca Bennett <rbennett@medina-wa.gov>; Chad Wallin <chadw@gretteassociates.com>
Cc: Jonathan Kesler <jkesler@medina-wa.gov>
Subject: RE: Revised Documents for P-23-062, Grette Review

Hello Everyone,

This is for project number **P-23-062** not P-23-065.

Also, I included the original review comments Grette sent over for the project.

Sorry for the confusion.

Thomas Carter

Associate Planner

E: tcarter@LDCcorp.com

D: 425-949-0152

20210 142nd Ave NE Woodinville, WA 98072

www.LDCCorp.com 425-806-1869



From: Rebecca Bennett <rbennett@medina-wa.gov>

Sent: Thursday, May 9, 2024 7:29 AM

To: Chad Wallin <ChadW@gretteassociates.com>

Cc: Jonathan Kesler <jkesler@medina-wa.gov>; Thomas Carter <tcarter@LDCcorp.com>

Subject: FW: Revised Documents for P-23-065, Grette Review

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Hi Chad,

Please see email below from Thomas Carter.

Best,

Rebecca Bennett

Development Services Coordinator

City of Medina

PO Box 144 | 501 Evergreen Point Road

Medina, WA 98039

P: 425-233-6414

E: rbennett@medina-wa.gov



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From: Thomas Carter <tcarter@LDCcorp.com>
Sent: Wednesday, May 8, 2024 12:01 PM
To: Rebecca Bennett <rbennett@medina-wa.gov>
Cc: Jonathan Kesler <jkesler@medina-wa.gov>
Subject: Revised Documents for P-23-065, Grette Review

Hello Rebecca,

Could you send over these revised documents to Grette for review? The previous review comments for the project were addressing Grette recommendations. So we just need to verify if the revised documents they sent over are inline with what Grette found in there original findings. Can you also check the turnaround time for this?

Attached to this email is the Revised No Net Loss Report, Review Comment Letter (Sent by with Grette Recommendations), Grette’s initial review of the documents, and the applicants comment response letter.

Thomas Carter
Associate Planner
E: tcarter@LDCcorp.com
D: 425-949-0152

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