



MEDINA, WASHINGTON

HEARING EXAMINER

Remote Public Hearing
Tuesday, March 22, 2022 – 2:00 PM

AGENDA

Virtual Meeting Participation

City of Medina's city hall is currently closed to the public. The scheduled variance 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 Stephanie Keyser, Planning Manager at skeyser@medina-wa.gov. These comments are given the same weight as public testimony.

Join Zoom Meeting

<https://us06web.zoom.us/j/82859287557?pwd=YlUvL005eG1FWTk5UThXWTJyU2tNUT09>

Meeting ID: 828 5928 7557

Passcode: 995363

One tap mobile +12532158782,,82859287557#,,,,*995363# US (Tacoma)

Public Hearings:

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

PRE-DECISION HEARING:

File No.: P-21-100 Non-Administrative Substantial Development Permit

Proposal: Non-Administrative Substantial Development Permit to replace the wood dock with grated decking material, repair twelve (12) existing piles, remove three (3) existing piles, drive sixteen (16) new 8" epoxy coated steel piles, construct a 5'-10" x 19'-10" ell and 1'-10" x 20" finger.

Location: 8835 Overlake Drive West

Applicant: Madison Johnson of Seaborn Pile Driving (agent)

Owner: Alex Smith

Time: 2:00 PM

[EnterTextHere](#)



CITY OF MEDINA

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

STAFF ANALYSIS AND RECOMMENDATION SMITH SUBSTANTIAL DEVELOPMENT PERMIT APPLICATION

Prepared by Stephanie Keyser, AICP Planning Manager
Date: March 15, 2022

Summary of Decision: Recommend approval, subject to conditions.

PART 1 – GENERAL INFORMATION

CASE NO: P-21-100

LOCATION: 8835 Overlake Drive West

TAX PARCEL NO: 644730-0045

PROPERTY OWNER: Alex Smith

APPLICANT: Madison Johnson of Seaborn Pile Driving (agent)

LEGAL DESCRIPTION:

LOT 9, BLOCK 1, OVERLAKE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH ALL SHORE LANDS OF THE SECOND CLASS ADJOINING TO, ABUTTING UPON AND IN FRONT OF SAID LOT

PROPOSAL: Non-administrative substantial development permit to replace the wood dock with grated decking material, repair twelve (12) existing piles, remove three (3) existing piles, drive sixteen (16) new 8" epoxy coated steel piles, construct a 5'-10" x 19'-10" ell and 1'-10" x 20" finger.

ZONING: Single Family Residence, R-20

SHORELINE ENVIRONMENT DESIGNATION: Residential and Aquatic Environments

COMPREHENSIVE PLAN DESIGNATION: Single Family Residential

CRITICAL AREAS: Fish and Wildlife Habitat Conservation Area (Lake Washington)

ENVIRONMENTAL (SEPA) REVIEW: The responsible official issued a Determination of Nonsignificance (DNS) on June 18, 2021 pursuant to WAC 197-11-355. No appeals were filed.

EXHIBITS:

1. Staff Report
2. Declaration of Agency, Received December 20, 2021
3. Proof of Ownership
 - a. Quitclaim Deed, received December 20, 2021

4. Legal Notices
 - a. Notice of Complete Application, dated January 7, 2022
 - b. Notice of Application, dated January 11, 2022
 - c. Notice of Hearing, dated February 24, 2022
5. Substantial Development Permit Application, received December 20, 2021
6. SEPA
 - a. SEPA Checklist, received December 22, 2021
 - b. Determination of Nonsignificance, dated February 24, 2022
7. Drawings, received December 20, 2021
8. No Net Loss Report, dated, November 2021
9. Water Depth Waiver, March 1, 2022

PART 2 – SITE CHARACTERISTICS

EXISTING CONDITIONS: The property is developed with an existing single-family residence and related site improvements. There is an existing wood decked dock with covered moorage. The shoreline includes a gravel beach and concrete bulkhead. The bulkhead is set back far enough in places that the Ordinary High Water Mark does not reach it. Some native plants are present including two mature Doug firs, red-osier dogwoods, and other ornamental shrubs and ground covers.

SURROUNDING ZONING:

Direction	Zoning	Present Use
North	R-20 District	Residential
South	R-20 District	Residential
East	R-16 District	Residential
West	N/A	Lake Washington

ACCESS: Ingress and egress is from Overlake Drive

PART 3 – COMPREHENSIVE PLAN

It is the basic policy of the City to retain and promote the high-quality residential setting that has become the hallmark of the Medina community.

The following comprehensive plan goals and policies apply to the proposed project:

LU-G1: To maintain Medina’s high-quality residential setting and character.

H-G1: The City shall preserve and foster housing development consistent with Medina’s high-quality residential setting.

PART 4 – SHORELINE MASTER PROGRAM

The goals and policies for shoreline development are set forth in Sub-Element 2.1 of the City of Medina Comprehensive Plan. The vision of the Medina Shoreline Master Program is to preserve the residential nature of the City’s shoreline character, encourage good stewardship and enjoyment of the shoreline, and protect and preserve shoreline ecological functions.

The following goals and polices of the shoreline master program apply to this proposal:

CHAPTER 2.1 SHORELINE MANAGEMENT SUB-ELEMENT

Section C: Shoreline Uses and Activities:

Goal: SM-G3: Locate, design and manage shoreline uses to prevent and, where possible, restore significant adverse impacts on water quality, fish and wildlife habitats, the environment, and other uses.

Goal: 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.

Policy SM-P9-4: 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.

Section H: Natural Environment:

Goal: SM-G16: Preserve, protect, and restore shoreline environment.

Policy SM-P16.3: Adverse impacts on the natural environment should be minimized during all phases of development (e.g. design, construction, operation, and management).

PART 5 – PUBLIC COMMENT

NOTICES: (Exhibit 4)

Application received:	December 20, 2021
Determination of Completeness:	January 7, 2022
Notice of Application:	January 11, 2022
Notice of Hearing:	February 24, 2022

The application was received on December 20, 2021, and was determined complete on January 7, 2022, pursuant to MMC 16.80.100. A Notice of Application was issued on January 11, 2022, by mailing to property owners pursuant to MMC 16.80.140(B)(2); posting on-site; and posting at other public notice 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 24, 2022 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: No public comments were received.

AGENCY COMMENTS: No agency comments were received.

PART 5 – STAFF ANALYSIS

1. Alex Smith is the owner and taxpayer of record of the property identified as 8835 Overlake Drive West, tax parcel no. 644730-0045, according to the Statutory Warranty Deed and Deed of Trust (Exhibits 3a and 3b). The owner designated Madison Johnson of Seaborn Pile Driving as the agent for this application (Exhibit 2).
2. According to the City's official zoning map, the property is zoned R-20 and is approximately 30,450 square feet (0.70 acres) of dry land area, according to the King County Assessor. The property is located at 8835 Overlake Drive West and is rectangular shaped with maximum overall dimensions of approximately 303 feet at its greatest length and approximately 110 feet at its greatest width. The area of the property landward of the ordinary high-water mark (OHWM) is designated as Residential Environment and the area waterward of the OHWM is designated Aquatic Environment pursuant to MMC 16.61.020.
3. The applicant is requesting a substantial development permit to replace the wood dock with grated decking material, repair twelve (12) existing piles, remove three (3) existing piles, drive sixteen (16) new 8" epoxy coated steel piles, construct a 5'-10" x 19'-10" ell and 1'-10" x 20" finger.

EXISTING NONCONFORMITIES

4. Table 16.65.040 outlines the dimensional design standards for overwater structures. The existing pier slightly exceeds the standards for maximum length and walkway width. Under the current code, piers are limited to 100-feet in length while walkways are limited to 6-feet. This pier has a length of 102'-4", and a walkway width of 6'-3".
5. MMC 16.66.090 defines a nonconforming development as a shoreline development which was lawfully constructed or established prior to the effective date of the Act or the shoreline master program, or amendments thereto, but which does not conform to present regulations or standards of the shoreline master program. The city has record of an approved permit for this dock from February 18, 2010. The accompanying site plan identifies the pier's length as being 102'-4" and the walkway width as being 6'-3". Repair and modifications/additions of a legally nonconforming structure is permitted pursuant to MMC 16.65.040 and 16.65.060(E).

STATE ENVIRONMENTAL POLICY ACT:

6. The Responsible Official issued a Determination of Nonsignificance pursuant to WAC 197-11-355 on February 24, 2022 (Exhibit 6b). The administrative appeal period expired on March 10, 2022 at 4pm and no appeals were filed.

CRITICAL AREAS:

7. Within the shoreline jurisdiction, critical areas are regulated by Chapter 16.67 MMC. Pursuant to MMC 16.67.090(A)(5), Lake Washington is designated as a Fish and Wildlife Habitat Conservation Area. Northwest Environmental Consulting, LLC prepared an Environmental Analysis to satisfy the requirements of an Initial Fish and Wildlife Habitat Assessment set forth in MMC 16.67.090(D) (Exhibit 8). The report was informed by a site visit to the property on November 10, 2021, as well as consulting the Washington

Page | 4

Department of Fish and Wildlife's (WDFW) Priority Habitats and Species online database and the WDFW's map of Lake Washington Sockeye Spawning Areas. 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 may rear in the waters near the project when traveling from spawning sites on other lake tributaries to the lake's outlet at the Locks. The project site is accessible to any fish migrating or rearing in the lake. Sockeye spawning has been mapped along the shoreline several hundred feet to the south of the site. No other priority habitats are directly associated with or mapped within 1,500 feet of the project site for aquatic or terrestrial species.

ANALYSIS OF SHORELINE MASTER PROGRAM

8. Pursuant to MMC 16.60.050 and RCW 90.58.030, Lake Washington and areas extending 200 feet upland from the ordinary high-water mark of Lake Washington are subject to the Medina Shoreline Master Program (SMP), Chapters 16.60 through 16.67 MMC. The SMP applies as an overlay and in addition to zoning, land use regulations, development regulations, and all other regulations established by the City pursuant to MMC 16.60.070. All development regulated by the SMP must also comply with all other zoning and land use regulations set forth in the Medina Municipal Code. The location of the pier is adjacent to Lake Washington and are therefore subject to the Medina SMP.
9. Pursuant to MMC 16.72.110(D), all uses and activities meeting the definition of development located within the shoreline jurisdiction that do not qualify for an exemption pursuant to WAC 173-27-040 require a substantial development permit. The in-water work does not qualify for any of the exemptions listed in WAC 173-27-040 and the project cost prohibits the qualification as an administrative substantial development permit pursuant to MMC 16.71.060.
10. The Shoreline Use Table in MMC 16.62.030 lists piers, docks, boatlifts, moorage pilings, and covered moorage as permitted uses within the Residential and Aquatic Environments. This proposal includes repairing the existing pier and constructing an ell and finger pier extension, all of which support permitted uses.

Pier

11. The existing 853 square foot pier will be reduced by 80 square feet and then a 380 square foot addition will be added for a total of 1,153 square feet. Existing overwater structures are required to meet the design standards of MMC 16.65.040:
 - a. The proposed pier will be used by a single property owner. Pursuant to Table 16.65.040, the maximum allowable overwater surface coverage for an existing structure is 1,200 square feet. Once constructed with the addition and graded decking, the proposed pier will have 657 square feet of overwater coverage, which complies

with this requirement (Exhibit 7).

- b. The minimum side property line setback is 12 feet. The pier is located approximately 19'-6" from the south side property line and 57'-5" from the north side property line (Exhibit 7). The proposal complies with this requirement.
- c. The dimensions for an existing pier is limited to the following: maximum length is 100 feet from the ordinary high-water line (OHWL); maximum width of the walkway for the portion located within the first 30 feet waterward of the OHWL is four feet, except an additional two feet width is permitted if the property owner or family member has a condition that qualifies for state disabled accommodations; beyond the first 30 feet waterward of the OHWL, the walkway may be widened to six feet; and there is no maximum length for fingers or ells. While the existing pier is 102'-4" in length from the OHWL, the proposed scope of work results in a reduction of length to 101'-10". The existing walkway is 6'-3" and the proposal includes reducing the walkway to 5'-10". The new ell will be 5'-10" wide and 19'-10" long and the ell will be 1'-10" and 20" long (Exhibit 7). The design complies with these requirements.
- d. The minimum height above the plane of the OHWL to the bottom of the stringers on the pier is 1 ½ -feet, and the maximum height above the plane of the OHWL to the top of the decking of the pier is 5-feet. The proposed pier will be a minimum of 3-feet above the plane of the OHWL to the bottom of the stringers and a maximum of 5-feet above the plane of the OHWL to the top of the decking (Exhibit 7). The design complies with these requirements.
- e. No pier skirting is proposed. The applicant will be using a plastic grated decking allowing a minimum of 43 percent light transmission and will be repairing 12 existing wooden piles, removing 3 existing piles, and driving 16 new epoxy coated steel piles meeting the materials requirements set forth in Table 16.65.040 (Exhibit 7).

Covered Moorage

12. Covered moorage is permitted provided the dimensional design standards in Table 16.65.100(B) are met. The maximum overwater coverage permitted for a single property owner pier is 500 square feet. The proposal includes removing the existing covered moorage and installing a new translucent moorage cover that is 380 square feet (28'-8" x 13'-2"). The design complies with this requirement.
13. The minimum setback for covered moorage for a single property owner pier is 12 feet. The moorage will be located approximately 52'-9 ¾" from the south side property line and approximately 30'-¾" from the north side property line (Exhibit 7). The design complies with this requirement.
14. The maximum height of a covered moorage above plane of the ordinary high water line is 16 feet and the minimum height is 8 feet. The proposed moorage will be approximately 12'-8" above the plane of the ordinary high water line (Exhibit 7). The design complies with these requirements.

15. All roof materials are required to be made of translucent materials. The proposed roof for this project will be translucent (Exhibit 7). The design complies with this requirement.

Boat Lift

16. An existing boatlift and personal watercraft lift will be relocated on the new addition to the pier. Boat lift are required to comply with the dimensional and design standards set forth in Table 16.65.120:
- a. The location of the lifts must be no more than 100 feet and no less than 30 feet from the ordinary high-water line and must be located in at least 9-feet of water depth, unless a water depth waiver is submitted pursuant to 16.65.080(D). The relocated boat lift will be located approximately 48'-8 ¼" from the ordinary high-water line and the personal watercraft lift will be located approximately 36'-4 ½" from the ordinary high-water line. The applicant submitted a water depth waiver for the relocation of the lifts on March 1, 2022 (Exhibit 9). The proposed lifts meet these requirements.
 - b. A maximum of three freestanding or deck-mounted boat lifts (including personal watercraft lifts) are allowed per single-family dwelling that shares the pier or dock. The applicant is relocating two existing lifts on this pier. The proposal meets this requirement.
 - c. The minimum setback from the side property lines for a boat lift is 12-feet. The relocated boat lift will be approximately 33'-8 ½" from the north side property line and approximately 55'- ½" from the south side property line. The relocated personal watercraft lift will be located approximately 26'-10 ¼" from the north side property line and approximately 66'-3 ¼" from the south side property line. The locations of both lifts comply with the dimensional setback requirement.
 - d. Mitigation for boat lifts is required pursuant to MMC 16.65.120 and must comply with the US Army Corps of Engineers requirement for watercraft lift mitigation. Due to site limitations on available space for planting, the applicant is proposing to pay a fee-in-lieu to the King County Conservation district.

Shoreline Vegetation Management

17. The site is unable to accommodate plantings within the first 10' of the shoreline due to a concrete bulkhead and existing mature plantings (Exhibits 7, 8). The applicant has opted to pay into the King County Conservation district.

General Shoreline Regulations

18. The following general shoreline regulations set forth in Chapter 16.66 MMC are applicable to the proposal:

- a. MMC 16.66.060 Surface water runoff. MMC 16.66.060 sets forth requirements for

surface water runoff and water quality measures during and after construction. The proposal is required to comply with the City's adoption of the Department of Ecology Stormwater Manual for Western Washington set forth in MMC 16.43.

The applicant will take measures to ensure that construction work will not adversely impact Lake Washington. Measures include the installation of a temporary floating turbidity curtain (Exhibit 7).

- b. MMC 16.66.070 In-water construction. MMC 16.66.070 sets forth in-water construction requirements:
- i. The proposal is required to prevent waste material and unauthorized fill from entering the lake, and all excess material must be removed from the site. A temporary floating turbidity curtain will be in place to ensure materials do not enter the lake.
 - ii. Measures must be taken in advance and during construction to ensure that no petroleum products, hydraulic fluid, cement, sediments, sediment-laden water, chemicals, or any other toxic or deleterious materials are allowed to enter the lake, and appropriate spill clean-up materials must be on-site at all times for immediate containment and cleaning. As discussed above, a temporary floating turbidity curtain will be installed to prevent materials from entering the lake.

FEDERAL AND STATE PERMITS:

19. Pursuant to MMC 16.66.030, all work waterward of the ordinary high-water line is required to receive permits or approvals from one or more state and Federal agencies. The applicant is required to submit a Letter of Permission from the U.S. Army Corps of Engineers and Hydraulic Project Approval from the Washington Department of Fish and Wildlife prior to issuance of construction permits.

PART 6 - CONCLUSION

1. Pursuant to MMC 16.72.110(C) and MMC 16.80.060(C) the Hearing Examiner has authority to decide the proposal after conducting a public hearing. The proposal requires a Substantial Development Permit as the work is non-exempt development activity within the meaning set forth in the Medina Shoreline Master Program.
2. Proper notice for the public hearing has been provided. Notice was posted on the property, mailed to property owners within 300 feet and published in the *Seattle Times* newspaper on February 24, 2022, more than 15 days prior to the date of the hearing (Exhibit 4C).
3. Pursuant to MMC 16.72.110(F), a substantial development permit may only be approved if specific criteria are met:

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

CONCLUSION: Pursuant to RCW 90.58.020, permitted uses in the shorelines of the state shall be designed and constructed in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water. The proposed work is the repair of an existing pier with an addition. The pier's dock will be resurfaced with new thruflow grated decking which is 43 percent light permeable. Although the pier will be expanded to 1,153 square feet, the net result of the overwater coverage will decrease to 657 square feet as a result of the thruflow light permeable decking (Exhibit 8). The repair and addition to the existing pier is a reasonable and appropriate uses of the lake shore. As proposed and conditioned, the proposal will result in no net loss of shoreline ecological function or value and will not infringe on the public's right to use and enjoy Lake Washington. This matter has been properly noticed and brought before the Hearing Examiner.

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

CONCLUSION: The proposal meets the review criteria set forth in WAC 173-27-150. The proposed development is consistent with the policies and procedures of the Shoreline Management Act of 1971 (see Conclusion 3a), meets permitting requirements described in WAC 173-27, and is consistent with the Medina Shoreline Master Program (see Conclusion 3c).

- c. *The proposed development is consistent with the provisions of the Medina Shoreline Master Program.*

CONCLUSION: The proposal is consistent with the policies and procedures of the Shoreline Management Act, State Shoreline Management and Enforcement Procedures, and the City of Medina Shoreline Master Program. The requirements set forth in Table 16.64.010 for residential construction and MMC 16.66.050 for vegetation management are satisfied.

The proposed development is a permitted use in the Residential and Aquatic Environment designations, will provide adequate mitigation for new overwater coverage, and results in no net loss of shoreline ecological function and value. The owner has opted for the fee-in-lieu of mitigation plantings and will pay into the King County conservation district. The Shoreline Master Program enumerates goals and policies for shoreline development. The proposal meets the goals of the program:

- i. *Locate, design, and manage shoreline uses to prevent and, where possible, restore significant adverse impacts on water quality, fish and wildlife habitats, the environment, and other uses.*

CONCLUSION: The repair and addition to the existing pier will result in no net loss of shoreline ecological functions. The installation of light permeable decking will improve water quality and wildlife habitats and the environment. The pier, as proposed and conditioned, is consistent with Shoreline Master Program policies SMP-P 4.1, 4.2, and 4.4. It is adequately set back from other structures to protect natural features and ecological functions, preserve views, and minimize land use conflicts; the proposed landscape design will improve wildlife habitat by providing native landscaping, controlling erosion and protecting quality using best management practices; and the proposed development achieves no net loss of ecological functions.

- ii. *Manage shoreline modifications to avoid, minimize, or mitigate significant adverse impacts.*

CONCLUSION: The proposed development minimizes significant adverse impacts by employing best management practices for construction and control of siltation and erosion. The proposed development mitigates significant adverse impact by providing shoreline habitat improvements, including overall reduction in overwater surface coverage, installation of shoreline habitat vegetation, and installation of shoreline habitat vegetation.

- iii. *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*

CONCLUSION: The proposal minimizes impacts to the natural environment and neighboring uses by reducing overwater structural coverage, installing a translucent covered moorage structure, and improving shoreline habitat.

- iv. *Limit the visual and environmental impacts of trams in the shoreline area.*

CONCLUSION: The project, as proposed, does not include a tram; this criterion is not applicable.

Part 8 – Staff Recommendation

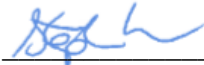
Staff recommends **approval** of the Shoreline Substantial Development Permit at 8835 Overlake Drive West, Medina, Washington, subject to the following conditions:

1. Final design and location of the pier and related improvements shall substantially comply with the drawings provided in Exhibit 7.
2. Pertinent construction permits shall be obtained for the pier prior to starting construction

activity. Any conditions set forth in the construction permits pertaining to the inspection and verification of compliance with the Medina Shoreline Master Program consistent with this decision shall be included as conditions for approving this substantial development permit.

3. Construction materials shall be stored in a manner that ensures no adverse impacts occur to the shoreline area and prevent erosion or runoff. The contractor shall take extreme care to ensure that no petroleum products, hydraulic fluid, or any other toxic or deleterious materials are allowed to enter or leach into surface waters. The permittee shall report all spills immediately to the Washington Department of Ecology (425-479-7000) and the City of Medina.
4. The applicant shall obtain a Letter of Permission or other applicable approval from the U.S. Army Corps of Engineers. A copy of the Letter of Permission shall be submitted to the City prior to the issuance of any building permits authorizing pier repair and addition. Conditions of approval set forth in the Letter of Permission shall be included as conditions for approving this substantial development permit.
5. The applicant shall obtain Hydraulic Project Approval (HPA) from the Washington Department of Fish and Wildlife. A copy of the approved HPA shall be submitted to the City prior to the issuance of any building permits authorizing pier repair and addition. Conditions of approval set forth in the HPA shall be included as conditions for approving this substantial development permit.
6. This substantial development permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other Federal, state, or local statutes, ordinances, or regulations applicable to this project.
7. Construction pursuant to this substantial development permit will not begin or is not authorized until twenty-one (21) days from the date the permit decision was filed pursuant to RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one days from the date of such filing have been terminated; except as provided in RCW 90.58.140(5)(a) and (b).
8. Revisions to the substantial development permit shall be reviewed pursuant to WAC 173-27-100. Approval of any revisions shall be consistent with these requirements.
9. Pursuant to RCW 90.58.140(8), this substantial development permit may be rescinded upon the finding that a permittee has not complied with the conditions of this permit.
10. Construction activities shall be commenced within two years of the effective date as set forth in RCW 90.58.143. The City, however, may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to all parties of record and to the Department of Ecology.

11. Authorization to conduct construction activities shall terminate five years after the effective date as set forth in RCW 90.58.143. The City, however, may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record and to the Department of Ecology.
12. Any work performed in the next eight years beginning the date the decision becomes final shall consider the repairs that are part of this proposal consistent with MMC 16.65.240(B).



Stephanie Keyser, AICP
Planning Manager

Date: 3/15/2022



DEVELOPMENT SERVICES

OWNER'S DECLARATION OF AGENCY

A-05

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

Project Address 8835 Overlake Dr W Medina WA 98039 Parcel No. 644730-0045

I/We Alex Smith do hereby declare and affirm that I/we are:

- 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.

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
do hereby appoint Madison Johnson - Seaborn Pile Driving 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.
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.
To cause all certifications required by the City to be completed and to reconcile the permit fees upon completion of the work.
I/We acknowledge that consultant fees may be incurred as a result of the review and inspection of the proposed work.

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 Alex Smith Date 12/1/2021

Name Alex Smith



20130410000614

PERKINS COIE QCD 74.00
 PAGE-001 OF 003
 04/10/2013 10:02
 KING COUNTY, WA

Return Address:

PERKINS COIE LLP
 10885 NE 4th Street, Suite 700
 Bellevue, Washington 98004-5579
 Attention: Renée P. Ryan

E2598554

04/10/2013 10:02
 KING COUNTY, WA
 TAX \$10.00
 SALE \$0.00

PAGE-001 OF 001

Document Title(s) (or transactions contained therein):
Quitclaim Deed
Reference Number(s) of Document assigned or released:
N/A
Grantor(s) (Last name first, then first name and initial(s)):
Smith, Alexander M., as Trustee of the Twin Firs Trust
Grantee(s) (Last name first, then first name and initial(s)):
A&A Smith LLC, a Washington limited liability company
Legal Description (abbreviated: i.e., lot, block, plat or section, township, range):
BLK 1 LOT 9 OVERLAKE ADD & 2 ND CL SH LDS, County of King
<input checked="" type="checkbox"/> Full legal is on page 1 of document
Assessor's Property Tax Parcel/Account Number(s):
644730-0045

QUITCLAIM DEED

THE GRANTOR, ALEXANDER M. SMITH, as Trustee of the Twin Firs Trust dated December 29, 2011, for and in consideration only of contributing the real property to a limited liability company in exchange for membership interest in such company, conveys and quitclaims to the GRANTEE, A&A SMITH LLC, a Washington limited liability company, the following-described real estate, situated in the County of King, State of Washington, including any interest therein which the Grantor may hereafter acquire:

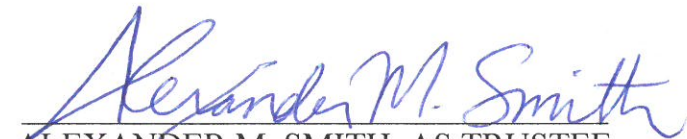
Tax Parcel No. 644730-0045

8835 Overlake Drive West
Medina, WA 98039

Lot 9, Block 1, OVERLAKE ADDITION, according to the plat thereof recorded in Volume 21 of Plats, page 52, records of King County, Washington;
TOGETHER WITH all shore lands of the second class adjoining to, abutting upon and in front of said lot.

Situate in the City of Medina, County of King, State of Washington.

DATED: May 7, 2012.


ALEXANDER M. SMITH, AS TRUSTEE
OF THE TWIN FIRS TRUST



CITY OF MEDINA

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

January 7, 2022

Zoe Rohaly
Seaborn Pile Driving Company
1080 W. Ewing St., Bldg. B.
Via email: zoe@sebornpiledriving.com

Re: **Determination of Complete Applications – 8835 Overlake Drive West**
Non-Administrative Substantial Development Permit (P-21-100)
SEPA Threshold (P-21-102)

Dear Ms. Rohaly,

The City has reviewed the above referenced applications for 8835 Overlake Drive West and has determined they are complete pursuant to MMC 16.80.100. The City will issue a Notice of Application to notify parties of the application in accordance with MMC 16.80.110. The notice will be 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 skeyser@medina-wa.gov or 425.233.6416.

Sincerely,

Stephanie Keyser, AICP
Planning Manager

CITY OF MEDINA DECLARATION OF MAILING

Stephanie Keyser does declare as follows:

That s/he is an employee of the city of Medina and that on the 11th day of January 2022 s/he caused a true and correct legible copy of the following described documents to be mailed to all residences which are within 300 feet of the property in question described by its street address as follows:

8835 ODW

Description of document:

NOA & SEPA

A copy of the mailed item and the addresses to which it was mailed are attached hereto.

Signed under the penalties of perjury of the laws of the state of Washington at Medina, Washington this:

11th day of January 20 22



Signature of mailing employee



CITY OF MEDINA

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

NOTICE OF APPLICATION AND SEPA

Proposal: Request for a non-administrative substantial development permit and SEPA to replace the wood dock with grated decking material, repair twelve (12) existing piles, remove three (3) existing piles, drive sixteen (16) new 8" epoxy coated steel piles, construct a 5'-10" x 19'-10" ell and 1'-10" x 20" finger.

File No. P-21-100 Non-Administrative Substantial Development Permit
P-21-102 SEPA Threshold Determination

Applicant: Madison Johnson of Seaborn Pile Driving Company (Agent)
Alex Smith (Owner)

Site Address: 8835 Overlake Drive West

Required Permits/Studies: Future Building Permit

Application Received:	December 21, 2021
Determination of Completeness:	January 7, 2022
Notice of Application:	January 11, 2022

PUBLIC COMMENTS: This application has a 30-day public comment period to receive written comments on this proposal pursuant to MMC 16.80.110(B)(7). Comments must be submitted to Medina City Hall (via staff email below) by **4:00 pm February 11, 2022**.

STATE ENVIRONMENTAL POLICY ACT: The Responsible Official has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS). The Optional DNS process is being used pursuant to WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measure regardless of whether an EIS is prepared.

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.

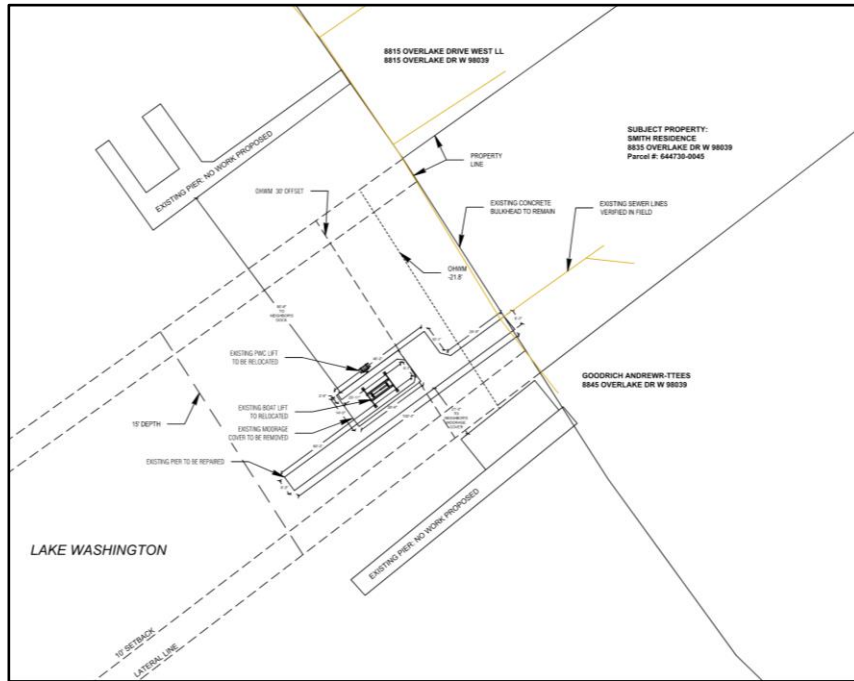
PUBLIC HEARING: The Non-Administrative Substantial Development Permit will have a hearing before the Medina Hearing Examiner. **A SEPARATE MAILING** will be sent with the date and time of the hearing once the public comment period has expired.

APPEAL RIGHTS: A Type 2 SEPA Threshold Determination may be appealed to the Medina Hearing Examiner pursuant to MMC 16.80.220(A). A Type 3 Non-Administrative Substantial Development Permit may be appealed to the Shoreline Hearings Board pursuant to RCW 90.58.140(6).

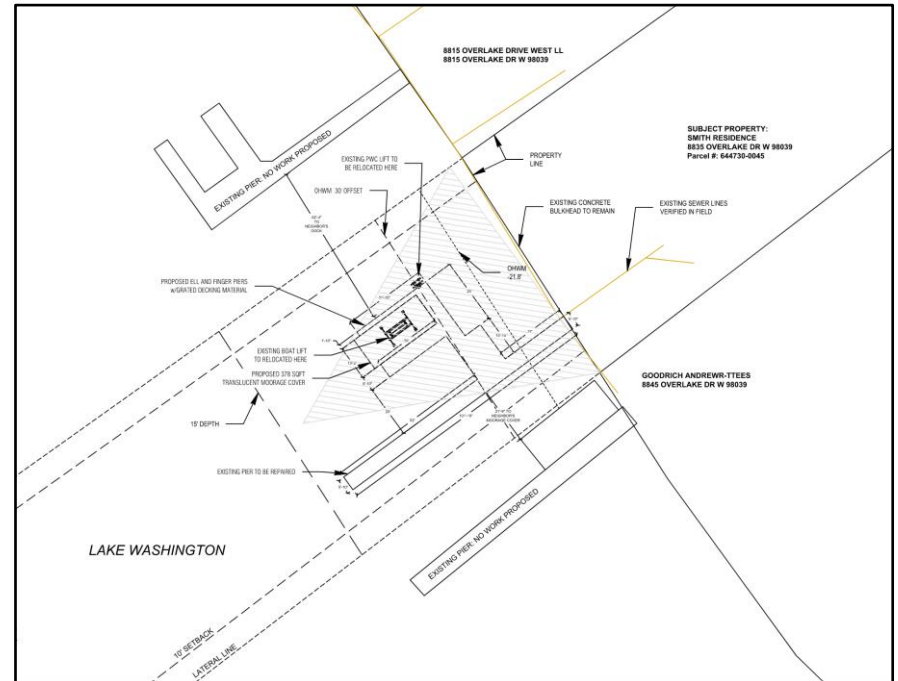
QUESTIONS: **Due to Covid-19 and temporary changes to City Hall**, please **email** the staff contact below to review the complete application electronically, or if you have any questions.

STAFF CONTACT: Stephanie Keyser, AICP, Planning Manager, at (425) 233-6416 or skeyser@medina-wa.gov

Site Plan



Existing



Proposed

GOODRICH ANDREW R-TTEES
8845 OVERLAKE DR W
MEDINA WA 98039

HUGHES LAWRENCE & MARY
8865 OVERLAKE DR W
MEDINA WA 98039

HUTSON DOUGLAS E+KEIKO Y
101 OVERLAKE DR E
MEDINA WA 98039

YANG BIN+YUN LI
8847 NE 2ND PL
MEDINA WA 98039

BERG RICHARD C+JULIE DEXTER
201 OVERLAKE DR E
MEDINA WA 98039

HULIT BARBARA B
8826 NE 2ND PL
MEDINA WA 98039

MOXON RICHARD W
8816 NE 2ND ST
MEDINA WA 98039

CHA MELISSA J+JASON
8809 NE 2ND PL
MEDINA WA 98039

DOUGLAS DOYLE S+MARY ANN B
8812 OVERLAKE DR W
MEDINA WA 98039

SUTICH TIMOTHY J+SUSAN A
8819 NE 2ND PL
MEDINA WA 98039

HERSHEY MICHAEL+KELLY
8824 OVERLAKE DR W
MEDINA WA 98039

KREKEL C ALAN & BARBARA E
8832 OVERLAKE DR W
MEDINA WA 98039

KOURTIS SPYRO+JILL
8846 OVERLAKE DR W
MEDINA WA 98039

8815 OVERLAKE DRIVE WEST LL
8815 OVERLAKE DR W
MEDINA WA 98039

BACH PAULINE M
8801 OVERLAKE DR W
MEDINA WA 98039

NJE TRUST
8751 OVERLAKE DR W
MEDINA WA 98039

RIVERSEDGE PROPERTIES LLC
8875 OVERLAKE DR W
MEDINA WA 98039

MERRIFIELD
8746 OVERLAKE DR W
MEDINA WA 98039

SINGH RANDIP+GIULIANA
8812 NE 2ND PL
MEDINA WA 98039



CITY OF MEDINA NOTICE OF APPLICATION AND SEPA

Proposal: Request for a non-administrative substantial development permit and SEPA to replace wood dock with grated decking material, repair twelve (12) existing piles, remove three (3) existing piles, drive sixteen (16) new 8" epoxy coated steel piles, construct a 5'-10" x 19'-10" ell and 1'-10" x 20" finger.

File No. P-21-100 Non-Administrative Substantial Development Permit
P-21-102 SEPA Threshold Determination

Applicant: Madison Johnson of Seaborn Pile Drive Company (Agent)
Alex Smith (Owner)

Site Address: 8835 Overlake Drive West

Required Permits/Studies: Future Building Permit

Application Received:	December 21, 2021
Determination of Completeness:	January 7, 2022
Notice of Application:	January 11, 2022

PUBLIC COMMENTS: Pursuant to MMC 16.80.110(B)(7), this application has a 30-day public comment period to receive written comments on the proposal. Persons wishing to provide written comments on this proposal must submit them by **4:00 pm on February 11, 2022**, via the staff email below.

STATE ENVIRONMENTAL POLICY ACT: The Responsible Official has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS). The Optional DNS process is being used pursuant to WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measure regardless of whether an EIS is prepared.

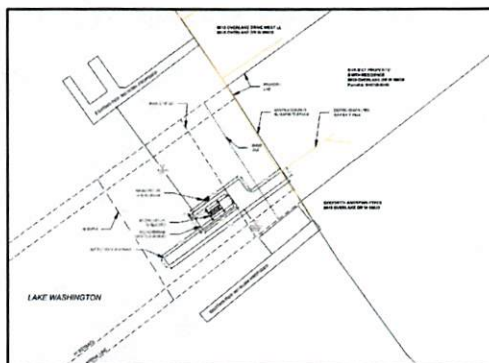
DETERMINATION OF CONSISTENCY: Pursuant to RCW 36.70B.040, a preliminary determination has found the proposal consistent with the provisions of the Medina Municipal.

PUBLIC HEARING: The Non-Administrative Substantial Development Permit will have a hearing before the Medina Hearing Examiner. **A SEPARATE MAILING** will be sent with the date and time of the hearing once the public comment period has expired.

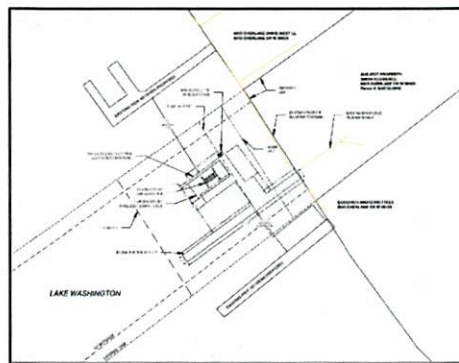
APPEAL RIGHTS: A Type 2 SEPA Threshold Determination may be appealed to the Medina Hearing Examiner pursuant to MMC 16.80.220(A). A Type 3 Non-Administrative Substantial Development Permit may be appealed to the King County Superior Court pursuant to MMC 16.80.220(B) and 36.70C RCW.

QUESTIONS: Due to **COVID-19** and temporary changes to City Hall, please email the staff contact below to review the complete application electronically, or if you have any questions.

STAFF CONTACT: Stephanie Keyser, AICP, Planning Manager, at (425) 233-6416 or skeyser@medina-wa.gov



Existing



Proposed

Above: Site Plan


Stephanie Keyser, AICP Planning Manager

1/11/2022
Notice Issued

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

CITY OF MEDINA DECLARATION OF MAILING

Stephanie Keyser does declare as follows:

That s/he is an employee of the city of Medina and that on the 24th day of February 2022 s/he caused a true and correct legible copy of the following described documents to be mailed to all residences which are within 300 feet of the property in question described by its street address as follows:

8835 ODW

Description of document:

NOH & DNS

A copy of the mailed item and the addresses to which it was mailed are attached hereto.

Signed under the penalties of perjury of the laws of the state of Washington at Medina, Washington this:

24th day of February 20 22



Signature of mailing employee



NOTICE OF HEARING AND DETERMINATION OF NONSIGNIFICANCE

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a remote public hearing on **Tuesday, March 22, 2022, at 2:00 PM**. The purpose of this hearing is to consider public testimony for and against the following:

Proposal: Request for a non-administrative substantial development permit and SEPA to replace the wood dock with grated decking material, repair twelve (12) existing piles, remove three (3) existing piles, drive sixteen (16) new 8" epoxy coated steel piles, construct a 5'-10" x 19'-10" ell and 1'-10" x 20" finger.

File No. P-21-100 Non-Administrative Substantial Development Permit
P-21-102 SEPA Threshold Determination

Applicant: Madison Johnson of Seaborn Pile Driving Company (agent)
Alex Smith (owner)

Site Address: 8835 Overlake Drive West

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.

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 18, 2022, 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.

STATE ENVIRONMENTAL POLICY ACT (SEPA): The Responsible Official for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment subject to the proposed conditions. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request via the staff contact below.

The Determination of Nonsignificance is issued after using the Optional DNS process in WAC 197-11-355. There is no additional comment period.

APPEAL RIGHTS: Pursuant to MMC 16.80.220, a person may appeal a SEPA Threshold Determination to the Medina Hearing Examiner, which will be consolidated with and heard at the pre-decision hearing on the substantial development permit and site plan review applications. Appeals must be in writing and contain specific factual objections. Appeals must be submitted along with the appropriate fee to the address listed below by **4:00 PM, Thursday, March 10, 2022**.

Appeal of the Non-Administrative Substantial Development Permit is to the Shoreline Hearings Board pursuant to RCW 90.58.140(6).

QUESTIONS: City hall remains closed to the public. However, the complete application may be reviewed by emailing the staff contact below. Requests for information and/or written comments may be directed to Medina City Hall, Attn: Development Services, 501 Evergreen Point Road, Medina, WA 98039.

STAFF CONTACT: Stephanie Keyser, AICP, Planning Manager, at (425) 233-6416 or skeyser@medina-wa.gov

Stephanie Keyser, AICP, Planning Manager

2/24/2022

Notice Issued

WARNING!

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

GOODRICH ANDREW R-TTEES
8845 OVERLAKE DR W
MEDINA WA 98039

HUGHES LAWRENCE & MARY
8865 OVERLAKE DR W
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BACH PAULINE M
8801 OVERLAKE DR W
MEDINA WA 98039

NJE TRUST
8751 OVERLAKE DR W
MEDINA WA 98039

RIVERSEDGE PROPERTIES LLC
8875 OVERLAKE DR W
MEDINA WA 98039

MERRIFIELD
8746 OVERLAKE DR W
MEDINA WA 98039

SINGH RANDIP+GIULIANA
8812 NE 2ND PL
MEDINA WA 98039

CITY OF MEDINA DECLARATION OF POSTING

Michael Holly does declare as follows:

That s/he is an employee of the city of Medina and that on the:

24th day of February 20 22

s/he caused a true and correct legible copy of the following described documents to be posted at each of the following indicated locations:

DN Medina City Hall, 501 Evergreen Point Road, Medina

DN City Website

MH Medina Post Office, 816 Evergreen Point Road, Medina

MH Public notice boards at Medina Park Northeast 12th Street parking lot.

MH At two locations within 300 feet of the property in question described by its street address as follows:

8835 ODW

Description of document:

NOH & DNS (Non-Admin SDP) P-21-100

A copy of the posted item is attached hereto.

Signed under the penalties of perjury of the laws of the state of Washington at Medina, Washington this:

24th day of FEBRUARY 20 22

Michael Holly
Signature of posting employee



NOTICE OF HEARING AND DETERMINATION OF NONSIGNIFICANCE

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a remote public hearing on **Tuesday, March 22, 2022, at 2:00 PM**. The purpose of this hearing is to consider public testimony for and against the following:

Proposal: Request for a non-administrative substantial development permit and SEPA to replace the wood dock with grated decking material, repair twelve (12) existing piles, remove three (3) existing piles, drive sixteen (16) new 8" epoxy coated steel piles, construct a 5'-10" x 19'-10" ell and 1'-10" x 20" finger.

File No. P-21-100 Non-Administrative Substantial Development Permit
P-21-102 SEPA Threshold Determination

Applicant: Madison Johnson of Seaborn Pile Driving Company (agent)
Alex Smith (owner)

Site Address: 8835 Overlake Drive West

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STAFF CONTACT: Stephanie Keyser, AICP, Planning Manager, at (425) 233-6416 or skeyser@medina-wa.gov

Stephanie Keyser, AICP, Planning Manager

2/24/2022

Notice Issued

WARNING!

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

Stephanie Keyser

From: Legals <legals@seattletimes.com>
Sent: Tuesday, February 22, 2022 1:55 PM
To: Stephanie Keyser
Subject: RE: 22874 - 22876 - Legal Ads - City of Medina
Attachments: 22876.jpg; 22874.jpg

Hi Stephanie,
These notices are all set to publish on Thursday Feb. 24, proofs are attached and prices are below.
Thank you!

Order 22874: \$156.10
Order 22876: \$245.30

Holly Botts (she/her)
Legal Advertising Representative
p: (206) 652-6604
e: hbotts@seattletimes.com



From: Stephanie Keyser <skeyser@medina-wa.gov>
Sent: Tuesday, February 22, 2022 7:43 AM
To: Legals <legals@seattletimes.com>
Subject: Legal Ads - City of Medina

Good Morning,

Attached please find two legal ads for publication on Thursday, Feb. 24th.

Thanks!
Stephanie

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**CITY OF MEDINA
NOTICE OF PUBLIC HEARING AND
DETERMINATION OF
NONSIGNIFICANCE**

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File No: Non-Administrative Substantial Development Permit (P-21-100)
SEPA Threshold Determination (P-21-102)

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Alex Smith (owners)

Address: 8835 Overlake Drive West

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STAFF CONTACT: Stephanie Keyser, AICP, Planning Manager, at (425) 233-6416 or skeyser@medina-wa.gov



DEVELOPMENT
SERVICES

NON-ADMINISTRATIVE SUBSTANTIAL DEVELOPMENT PERMIT CHECKLIST

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

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.



DEVELOPMENT SERVICES

SUBSTANTIAL DEVELOPMENT PERMIT APPLICATION

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

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:
Alex Smith

Property Address:
8835 Overlake Drive West Medina WA 98039

Legal Description:
OVERLAKE ADD & 2ND CL SH LDS

Tax Parcel Number:
644730-0045

Please check one:

Non-administrative

Administrative

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

Agent / Primary Contact

Name: Madison Johnson

Email: madison@seabornpiledriving.com

Contact Phone: 206-236-1700

Alternative Phone:

Mailing Address: 1080 W Ewing St Bldg B

City: Seattle **State:** WA **Zip:** 98119

Property Information

Project Fair Market Value (include all phases for the next five years): \$225,848

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

YES NO

Will work occur in Lake Washington?

YES NO

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

- 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
- 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?

- No
- Shoreline Variance
- Shoreline Conditional Use Permit

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

We propose to replace the current dock decking with grated decking material, repair (12) existing piles, remove (3) existing piles, drive (16) new 8" epoxy coated steel piles, construct a 5' 10" wide X 19' 10" long ell & a 1' 10" wide X 20' long finger.

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)

Please see attached NNL report.

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

Please see attached NNL report.

- *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)*


Please see attached NNL report.

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

Please see attached NNL report.

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 _____ Owner Agent Date _____

Signature  _____ Owner Agent Date 12/17/2021



DEVELOPMENT
SERVICES

STATE ENVIRONMENTAL POLICY ACT

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

ENVIRONMENTAL CHECKLIST WAC 197-11-960

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all government agencies to identify and consider the environmental impacts that may result from governmental decisions. These decisions may be related to issuing permits for private projects, constructing public facilities, or adopting regulations, policies or plans. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an Environmental Impact Statement (EIS) is required.

When does a project require a SEPA Checklist?

Any project not exempt under WAC 197-11-800 requires a SEPA checklist to be completed. If there is a question about whether a project is exempt, complete the checklist and a determination will be made by the Responsible Official.

Review Fee: See fee schedule.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you are not sure, city staff can assist you.

The checklist questions apply to all parts of your proposal, *even if you plan to do them over a period of time or on different parcels of land.* Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.



DEVELOPMENT
SERVICES

STATE ENVIRONMENTAL POLICY ACT

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

General Information

Name of proposed project: Smith Residence

Applicant Name: Madison Johnson - Seaborn Pile Driving

Address of applicant and contact person: 1080 W Ewing St Bldg Phone: 206-236-1700

City, State: Seattle WA Zip: 98119 Email: permits@seabornpiledriving.com

Background

Proposed timing or schedule (including phasing, if applicable):

Upon receipt of all applicable permits and open work window

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Unknown

List any government approvals or permits that will be needed for your proposal, if known.

City of Medina SSDP with SEPA, City of Medina Building permit, US Army CORPS of Engineers Section 10 federal permit, and HPA permit from WDFW.

Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

We propose to replace the current dock decking with grated decking material, repair (12) existing piles, remove (3) existing piles, drive (16) new 8" epoxy coated steel piles, construct a 5' 10" wide X 19' 10" long ell & a 1' 10" wide X 20' long finger.

Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Pin: 644730-0045
 Legal Description: OVERLAKE ADD & 2ND CL SH LDS
 Plat Block: 1
 Plat Lot: 9
 LAT: 47.61014 LONG: -122.2263

Environmental Elements

1. Earth

a. General description of the site (select one):

Flat Rolling Hilly Steep Slopes Mountainous Other: _____

b. What is the steepest slope on the site (approximate percent slope)?

Less than 5% slope

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Sand and gravel

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

None

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

No

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

None - decking will be grated material

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

N/A

<p>2. Air</p> <p>a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>Exhaust smoke from construction equipment</p>
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>No</p>
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>Run equipment only as necessary</p>

<p>3. Water</p> <p>a. Surface:</p> <p>1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>Lake Washington</p>
<p>2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>We propose to replace the current dock decking with grated decking material, repair (12) existing piles, drive (6) new 8" epoxy coated steel piles, construct a 5' 10" wide X 19' 10" long ell & a 1' 10" wide X 20' long finger. We also propose to install fascia and a trim board around the existing walkway as well as the ELL to match the look of the existing dock.</p>
<p>3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>None</p>
<p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>No</p>
<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No</p>

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

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

N/A

- 3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

N/A

4. Plants:

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A

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

No known threatened or endangered plant species are on or near the site.

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

Please see associated native planting and vegetation plan.

5. Animals

a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

<input type="checkbox"/> birds:	<input type="checkbox"/> hawk,	<input type="checkbox"/> heron,	<input type="checkbox"/> eagle,	<input type="checkbox"/> songbirds,	<input type="checkbox"/> other: _____
<input type="checkbox"/> mammals:	<input type="checkbox"/> deer,	<input type="checkbox"/> bear,	<input type="checkbox"/> elk,	<input type="checkbox"/> beaver,	<input type="checkbox"/> other: _____
<input type="checkbox"/> fish:	<input type="checkbox"/> bass,	<input type="checkbox"/> salmon,	<input type="checkbox"/> trout,	<input type="checkbox"/> herring,	<input type="checkbox"/> shellfish, <input type="checkbox"/> other: _____

b. List any threatened or endangered species known to be on or near the site.

Potential for Steelhead salmon, Chinook salmon, and bull trout to be in the adjacent waters in Lake Washington.

c. Is the site part of a migration route? If so, explain.

Unknown

d. Proposed measures to preserve or enhance wildlife, if any:

Mitigation including fully grated decking material, native shoreline vegetation plan, and construction activities during approved fish friendly work windows.

<p>6. Energy and natural resources</p> <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p> <p>None</p>
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>No</p>
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</p> <p>N/A</p>

<p>7. Environmental health</p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, which could occur as a result of this proposal? If so, describe.</p> <p>No</p>
<p>1) Describe special emergency services that might be required.</p> <p>None</p>
<p>2) Proposed measures to reduce or control environmental health hazards, if any:</p> <p>N/A</p>
<p>b. <u>Noise:</u></p> <p>1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>None</p>

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise from construction equipment

3) Proposed measures to reduce or control noise impacts, if any:

Operate machinery only as required

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

Single family residential - swimming and boating

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

Single family residence

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

No

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

R20

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

Urban residential

g. If applicable, what is the current shoreline master program designation of the site?

Urban residential

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

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

None

<p>j. Approximately how many people would the completed project displace?</p> <p>None</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>N/A</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>To ensure local, state, and federal compliance, the project will include an SSDP and SEPA review by the city of Medina. An HPA (Hydraulic Project Approval) permit from WDFW, and a federal section 10 (work in navigable waters) permit from the US Army CORPS of Engineers.</p>

<p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, mid-middle or low-income housing.</p> <p>None</p>
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>None</p>
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>N/A</p>

<p>10. Aesthetics</p> <p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>Less than 60" above OHWM</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>None</p>
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>N/A</p>

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Single family residential - swimming and boating

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

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Unknown

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

N/A

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

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Overlake Drive W

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Closest transit stop located 0.8 miles away at NE 1st St & Lake Wash. Blvd NE

c. How many parking spaces would the completed project have? How many would the project eliminate?

None

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

None

g. Proposed measures to reduce or control transportation impacts, if any:

N/A

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities

a. Select utilities currently available at the site:

electricity natural gas water refuse service telephone sanitary sewer other: _____

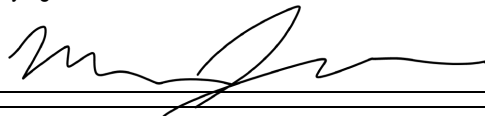
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None

Signature

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature of person preparing the checklist: _____



Date checklist prepared: 10/26/2021



CITY OF MEDINA

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

DETERMINATION OF NONSIGNIFICANCE

- Proposal:** Request for a non-administrative substantial development permit and SEPA to replace the wood dock with grated decking material, repair twelve (12) existing piles, remove three (3) existing piles, drive sixteen (16) new 8" epoxy coated steel piles, construct a 5'-10" x 19'-10" ell and 1'-10" x 20" finger.
- File No.:** P-21-100 Non-Administrative Substantial Development Permit
P-21-102 SEPA Threshold Determination
- Applicant:** Madison Johnson of Seaborn Pile Driving Company (agent)
Alex Smith (owner)
- Location:** 8835 Overlake Drive West
- Lead Agency:** City of Medina

The SEPA Responsible Official of the City of Medina hereby makes the following Findings and Conclusions based upon a review of the Environmental Checklist and other information on file with the City of Medina.

FINDINGS OF FACT

1. The applicant submitted a SEPA checklist on December 22, 2021, in support of a non-administrative substantial development permit (file no. P-21-100). The applicant is proposing to replace the wood dock with grated decking material, repair twelve (12) existing piles, remove three (3) existing piles, drive sixteen (16) new 8" epoxy coated steel piles, construct a 5'-10" x 19'-10" ell and 1'-10" x 20" finger.
2. The application was determined complete on January 7, 2022, and a Notice of Application was issued on January 11, 2022. The notice was mailed to state agencies and property owners pursuant to MMC 16.80.140(B)(2) and posted on the property and City notice boards. No comments were received.
3. Northwest Environmental Construction prepared an Ecological No Net Loss Assessment Report dated November 2021. The project will add 1,153 square feet of overwater coverage to the lake and 3.5 square feet of lakebed will be displaced from adding additional piles. However, these impacts are reduced by removing a 413-square-foot opaque moorage cover, 80 square feet of existing deck, and using grated decking over the entire 1,153-square-foot addition. The grating reduces the hard shadows favored by salmonid predators and increases productivity under the pier and results in a reduction of 530 square feet of effective overwater coverage at the site. The report concludes that the project will result in no net loss of ecological functions.
4. Mitigation will be fee-in-lieu paid to King County Conservation district.
5. Best management practices, such as a floating boom that will surround the work barge and boatlift will be used 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.

6. The proposal is required to comply with applicable regulations in the Medina Shoreline Master Program.

CONCLUSIONS OF RESPONSIBLE OFFICIAL

The Responsible Official for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW [43.21C.030\(2\)\(c\)](#). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request at the address below.

This Determination of Nonsignificance (DNS) is issued pursuant to WAC 197-11-355. There is no further comment period.

Responsible Official: Stephanie Keyser, AICP
Planning Manager
501 Evergreen Point Road
Medina, WA 98039
Phone: (425) 233-6416

Date of Issuance: February 24, 2022
Date of Publication: February 24, 2022
Appeal Deadline: March 10, 2022

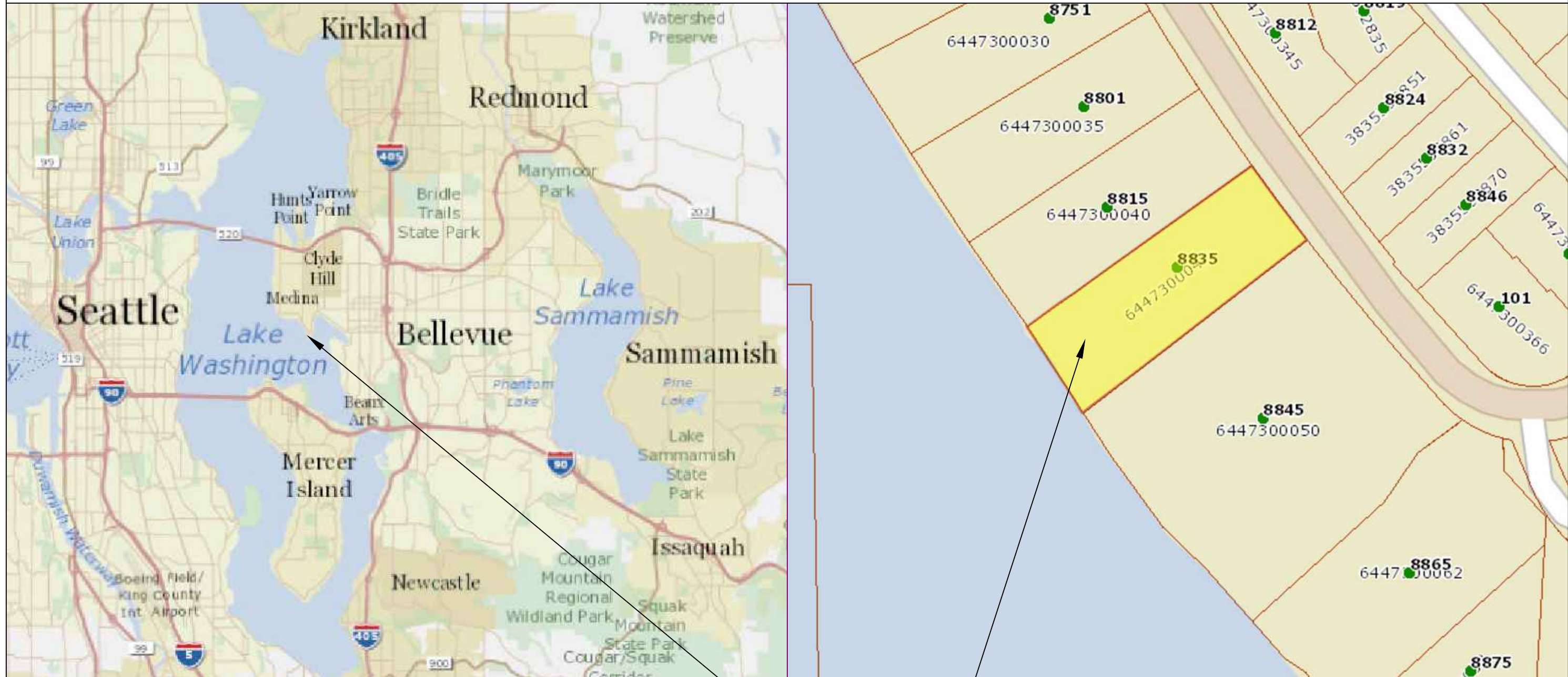
Signature _____  _____
Responsible Official Date

APPEAL: Pursuant to MMC 16.80.220, decisions of the Responsible Official may be appealed to the City of Medina Hearing Examiner. A written notice of appeal identifying the grounds for appeal must be filed within 14 days the determination becomes final. Appeals must be in writing and contain specific factual objections. Appeals may be submitted along with the appropriate appeal fee to the address above.

NOTE: The issuance of this DNS does not constitute project approval. The applicant must comply with all other applicable requirements of the City of Medina.

SITE PLAN

Exhibit 7



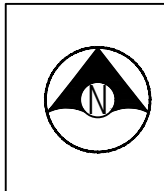
**SUBJECT
PROPERTY**

Pin: 644730-0045

Legal Description: OVERLAKE ADD & 2ND CL SH LDS

Plat Block: 1
Plat Lot: 9

LAT: 47.61014 LONG: -122.2263



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

Scope of Work: We propose to replace the current dock decking with grated decking material, repair (12) existing piles, remove (3) existing piles, drive (16) new 8" epoxy coated steel piles, construct a 5' 10" wide X 19' 10" long ell & a 1' 10" wide X 20' long finger.

County: King County
Location: Lake Washington

Applicant: Smith Residence
8835 OVERLAKE DR W
Medina, WA 98039

Datum: CORPS OF ENGINEERS 1919
SW Quarter Of Section 31, Township 25, Range 05

Adjacent Owners:
8815 OVERLAKE DRIVE WEST LL
8815 OVERLAKE DR W 98039

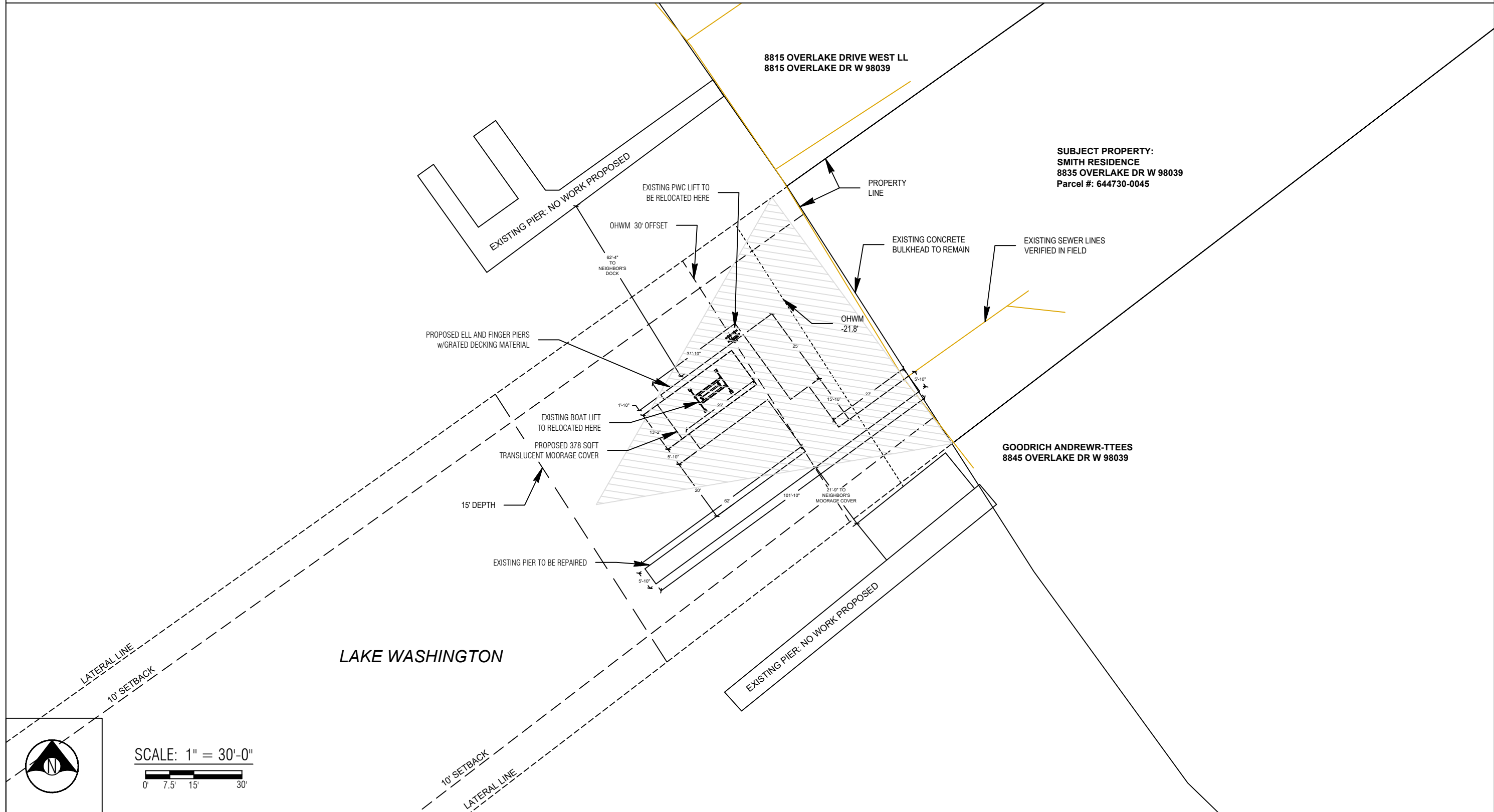
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Last Updated: ---- Dray

**SHEET
A1.0**

NWS-2021
PAGE 1 OF 1

PROPOSED CONDITIONS

Exhibit 7



County: King County
 Location: Lake Washington
 Applicant: Smith Residence
 8835 OVERLAKE DR W
 Medina, WA 98039
 Datum: CORPS OF ENGINEERS 1919
 SW Quarter Of Section 31, Township 25, Range 05
 Adjacent Owners:
 8815 OVERLAKE DRIVE WEST LL
 8815 OVERLAKE DR W 98039
 GOODRICH ANDREW R-TTEES
 8845 OVERLAKE DR W 98039
 Created: 07/16/21
 Last Updated: 11/30/2021 9:18 AM Dray



Seaborn Pile Driving
 1080 W Ewing St
 Seattle, WA 98119
 Office: 206-236-1700 ext. 3
 www.seabornpiledriving.com

Scope of Work: We propose to replace the current dock decking with grated decking material, repair (12) existing piles, remove (3) existing piles, drive (16) new 8" epoxy coated steel piles, construct a 5' 10" wide X 19' 10" long ell & a 1' 10" wide X 20' long finger.

PIER DETAILS - EXISTING/PROPOSED

Exhibit 7

LEGEND

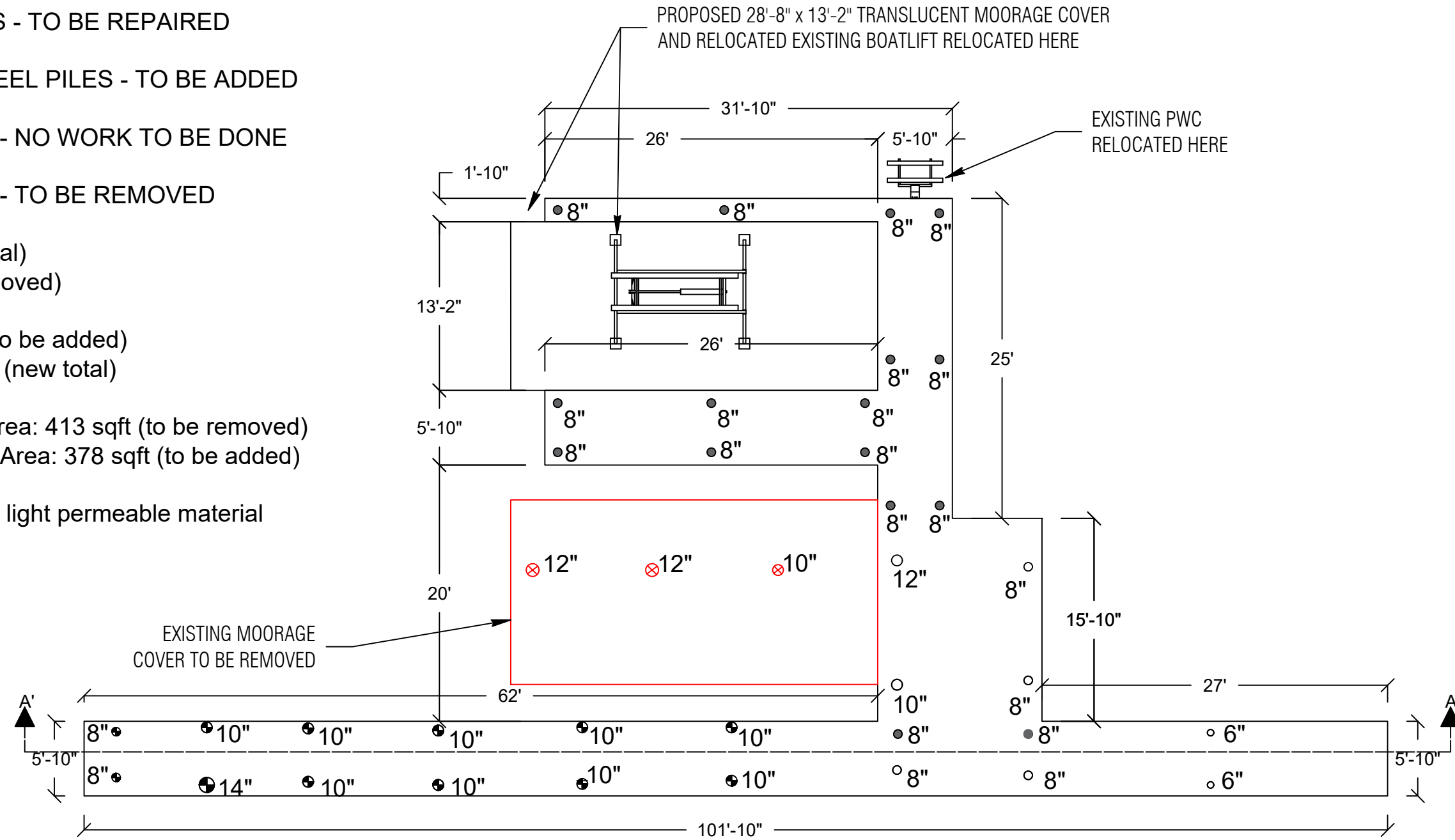
- ⊕ (12) EXISTING PILES - TO BE REPAIRED
- (16) PROPOSED STEEL PILES - TO BE ADDED
- (8) EXISTING PILES - NO WORK TO BE DONE
- ⊗ (3) EXISTING PILES - TO BE REMOVED

Existing Area: 853 sqft (total)
Existing Area: 80 sqft (removed)

Proposed Area: 380 sqft (to be added)
Proposed Area: 1,153 sqft (new total)

Existing Moorage Cover Area: 413 sqft (to be removed)
Proposed Moorage Cover Area: 378 sqft (to be added)

**Grated decking is a 43% light permeable material



PLAN VIEW



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

Scope of Work: We propose to replace the current dock decking with grated decking material, repair (12) existing piles, remove (3) existing piles, drive (16) new 8" epoxy coated steel piles, construct a 5' 10" wide X 19' 10" long ell & a 1' 10" wide X 20' long finger.

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8835 OVERLAKE DR W
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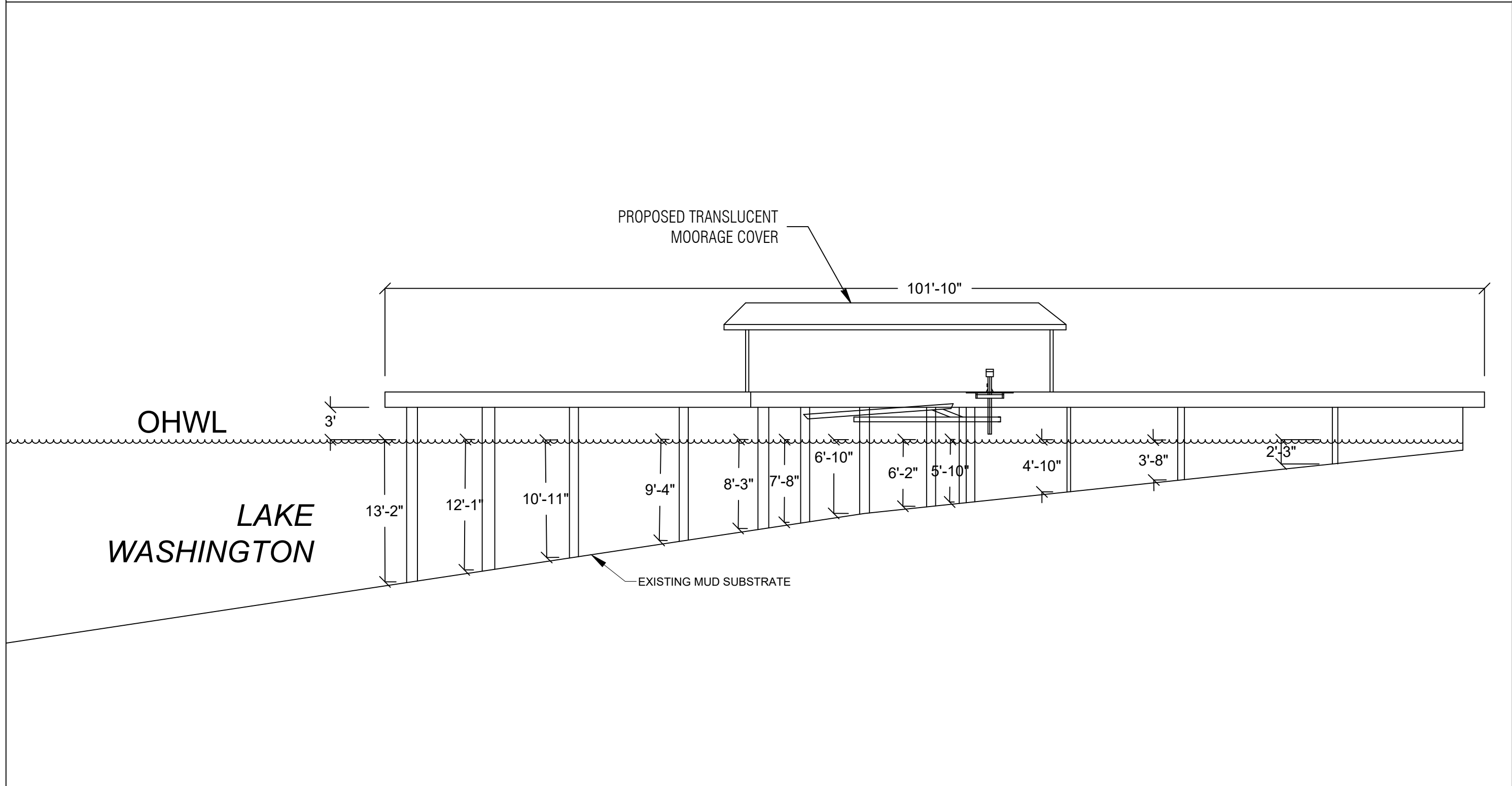
Datum: CORPS OF ENGINEERS 1919
SW Quarter Of Section 31, Township 25, Range 05

Adjacent Owners:
8815 OVERLAKE DRIVE WEST LL
8845 OVERLAKE DR W 98039
GOODRICH ANDREW R-TTEES
8845 OVERLAKE DR W 98039

SHEET
A4.0

PIER DETAILS EXISTING/PROPOSED

Exhibit 7



SECTION VIEW: A'-A'



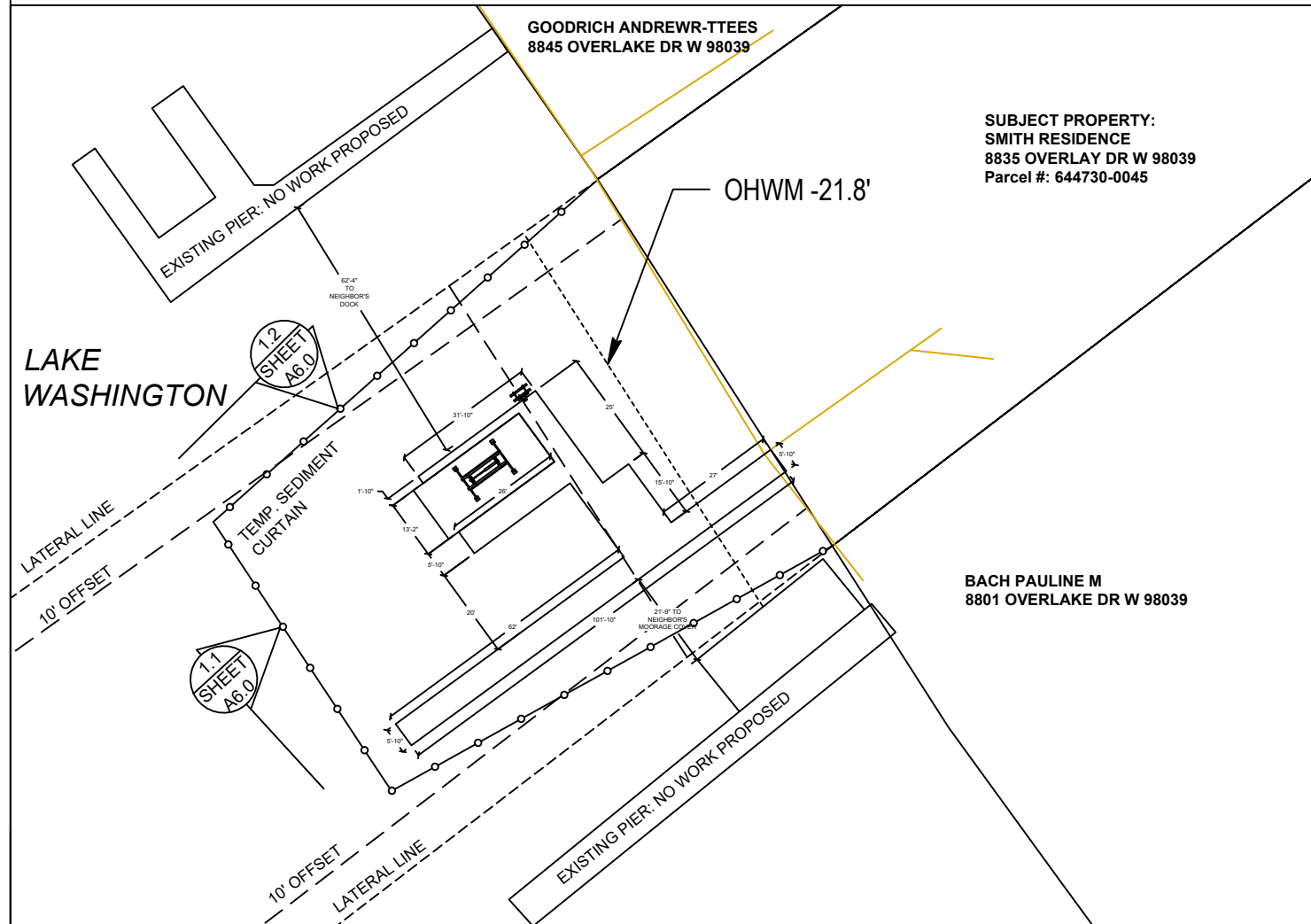
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 GOODRICH ANDREW R-TTEES
 8845 OVERLAKE DR W 98039
 Last Updated: 11/30/2021 9:18 AM Dray
 Created: 07/16/21

BMP INFORMATION

Exhibit 7

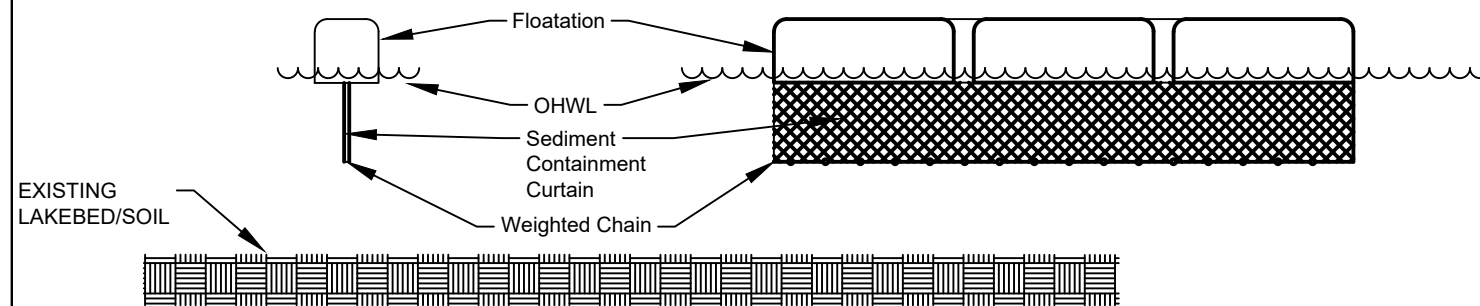


BMP NOTES:

- 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 booms 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 booms.
 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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King County
Lake Washington

Smith Residence
8835 OVERLAKE DR W
Medina, WA 98039

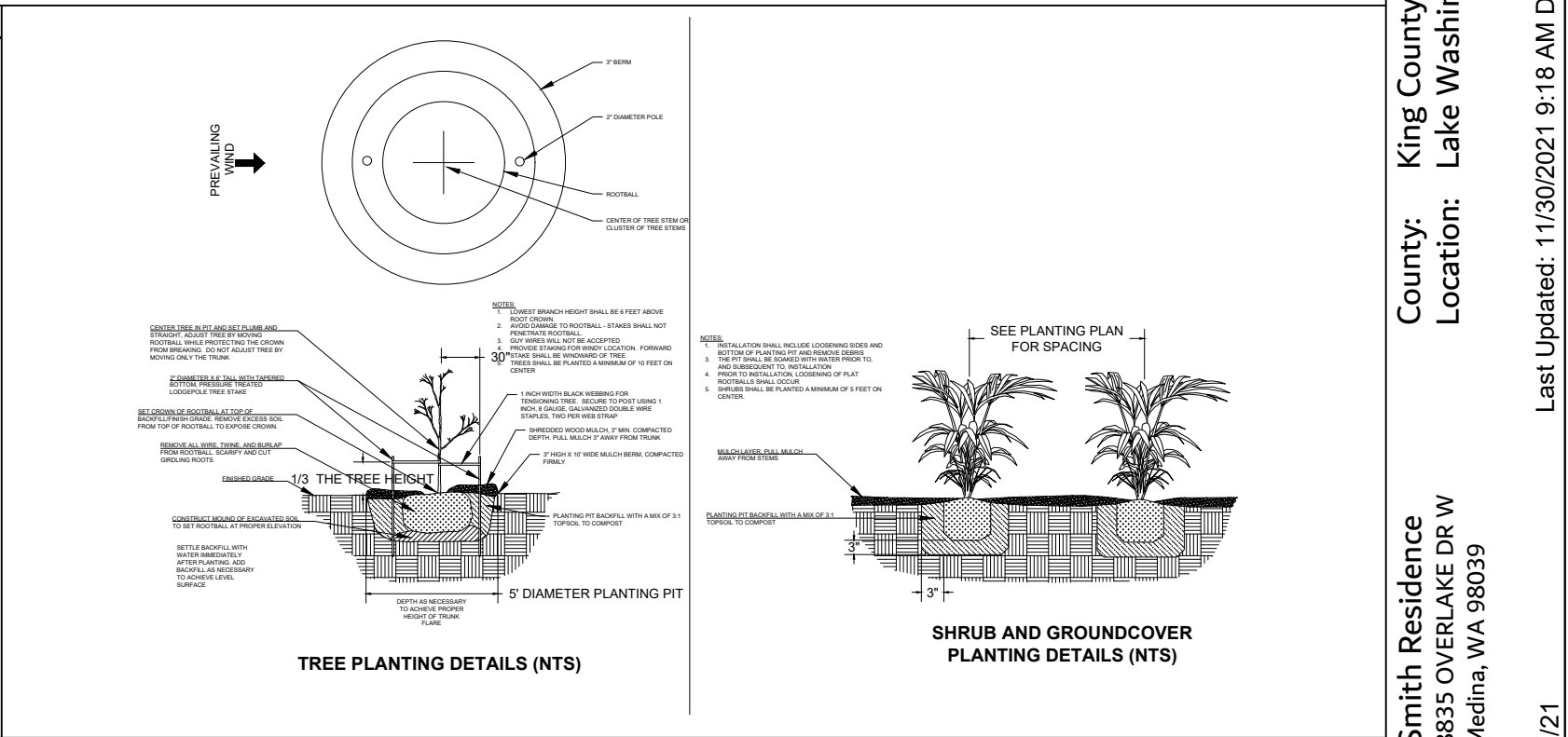
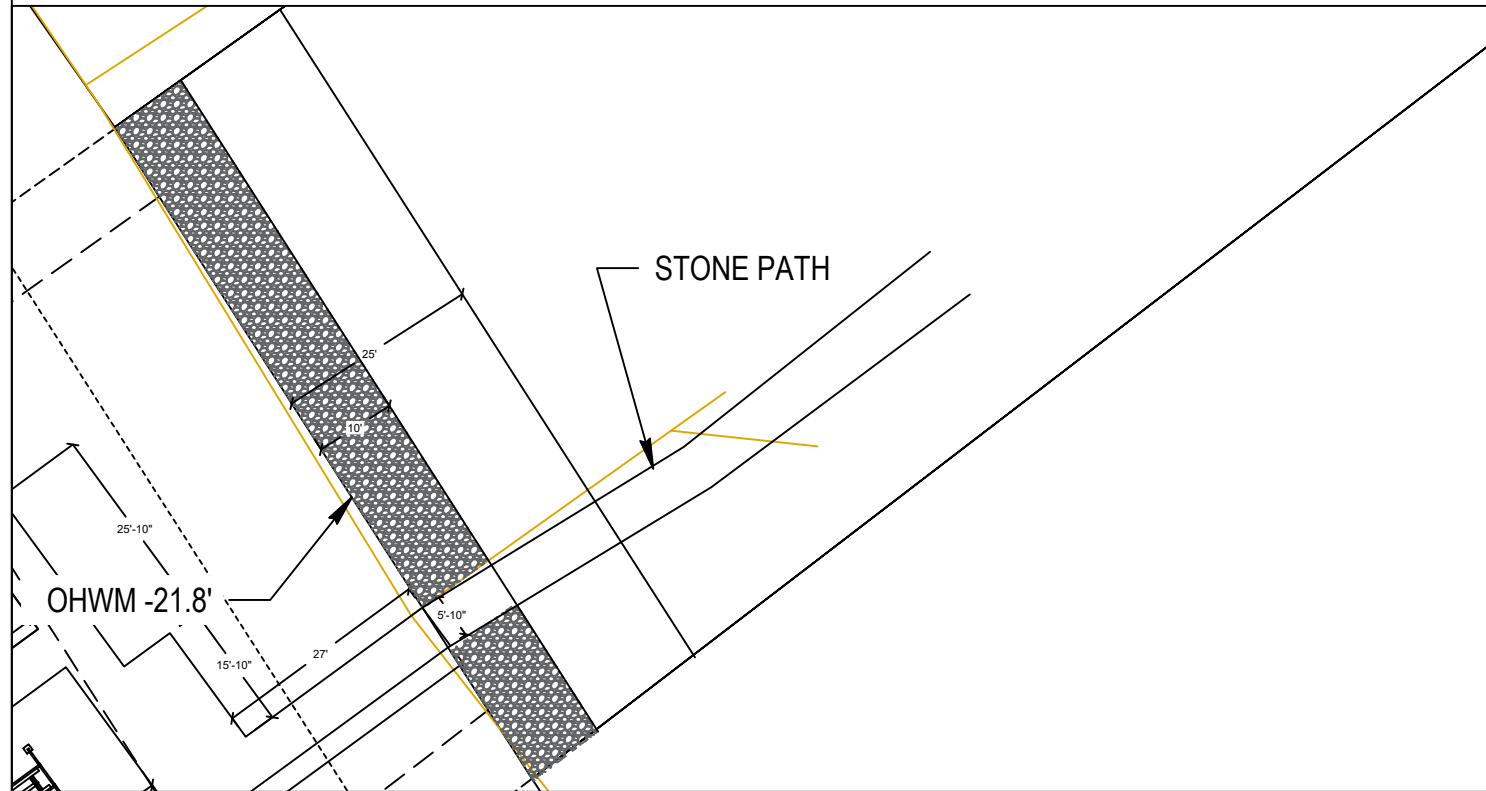
CORPS OF ENGINEERS 1919
SW Quarter Of Section 31, Township 25, Range 05

Adjacent Owners:
8815 OVERLAKE DRIVE WEST LL
8815 OVERLAKE DR W 98039

SHEET
A6.0

MITIGATION PLAN

Exhibit 7



Notes:

1. Shrubs are show, and shall be planted, at least five feet on center. Trees are show, 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.

Due to the first 10' of this project being shoreline, accompanied with concrete bulkhead, and extensive existing plantings, we can not propose any plantings.

County: King County
 Location: Lake Washington

Applicant: Smith Residence
 8835 OVERLAKE DR W
 Medina, WA 98039

Datum: CORPS OF ENGINEERS 1919
 SW Quarter Of Section 31, Township 25, Range 05

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Created: 07/16/21
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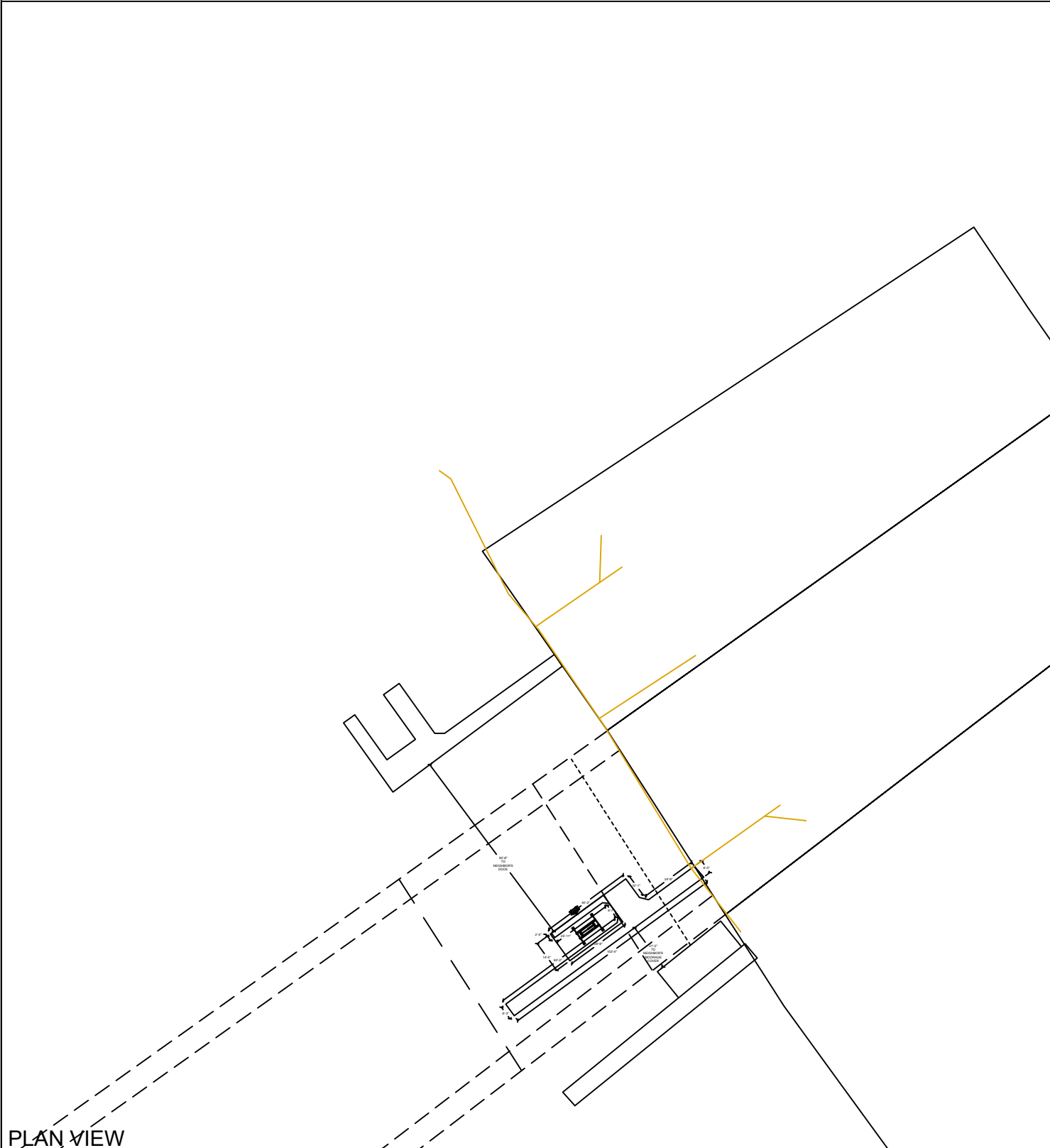
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EXISTING PLANT PLAN

Exhibit 7



**SEE EXISTING PLANTING PLAN
BY OTHERS**

EXISTING PLANTS TABLE



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SW Quarter Of Section 31, Township 25, Range 05

Adjacent Owners:
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8815 OVERLAKE DR W 98039

Applicant: Smith Residence
8835 OVERLAKE DR W
Medina, WA 98039

County: King County
Location: Lake Washington

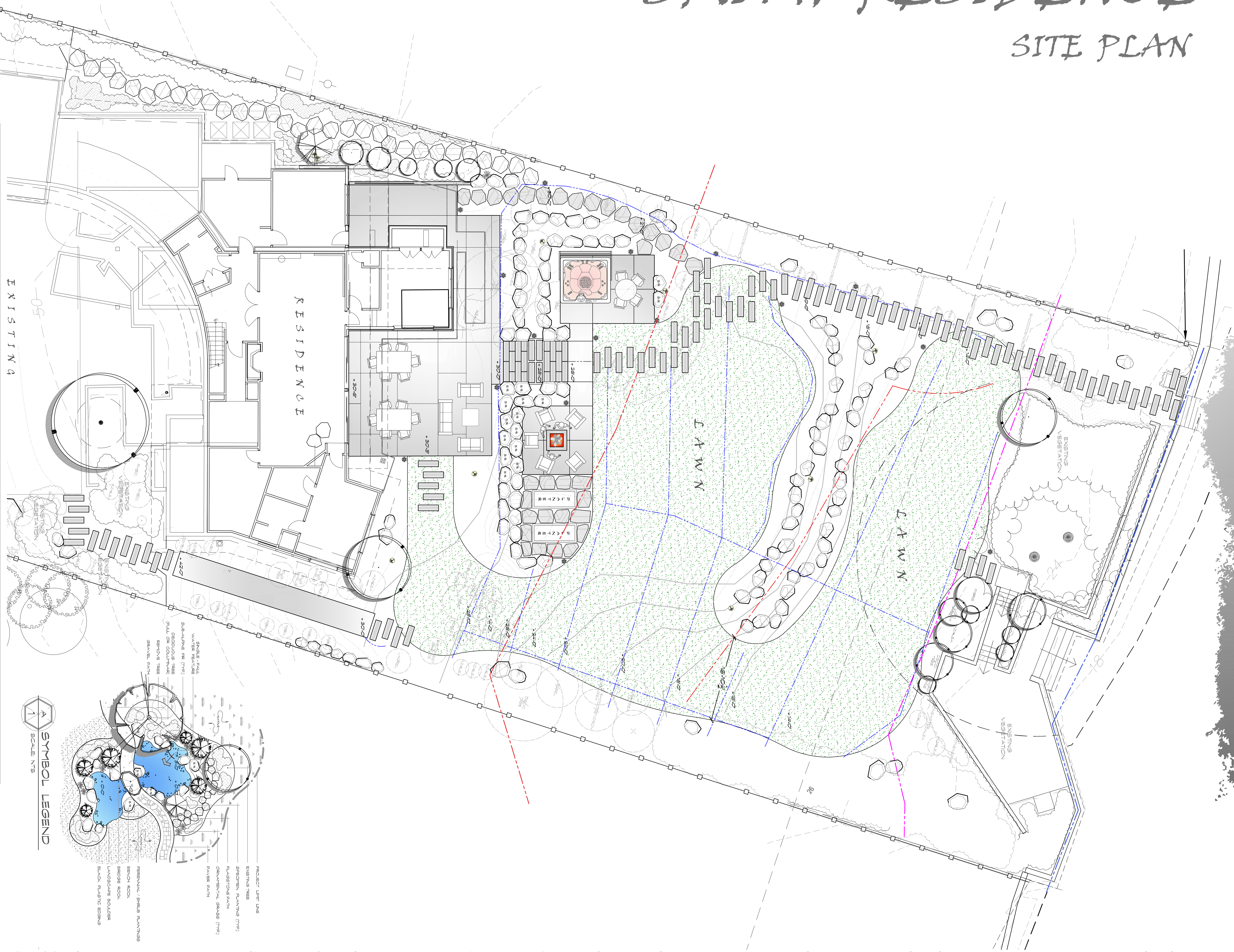
Created: 07/16/21
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LANDSCAPE ARCHITECTURE | CONSTRUCTION

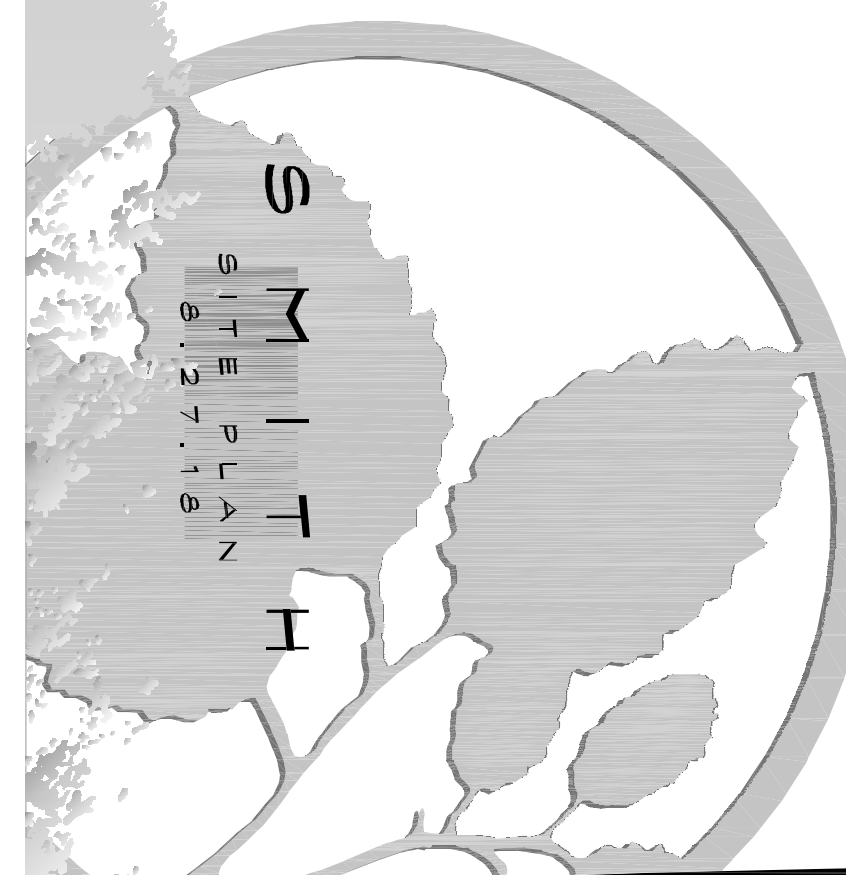
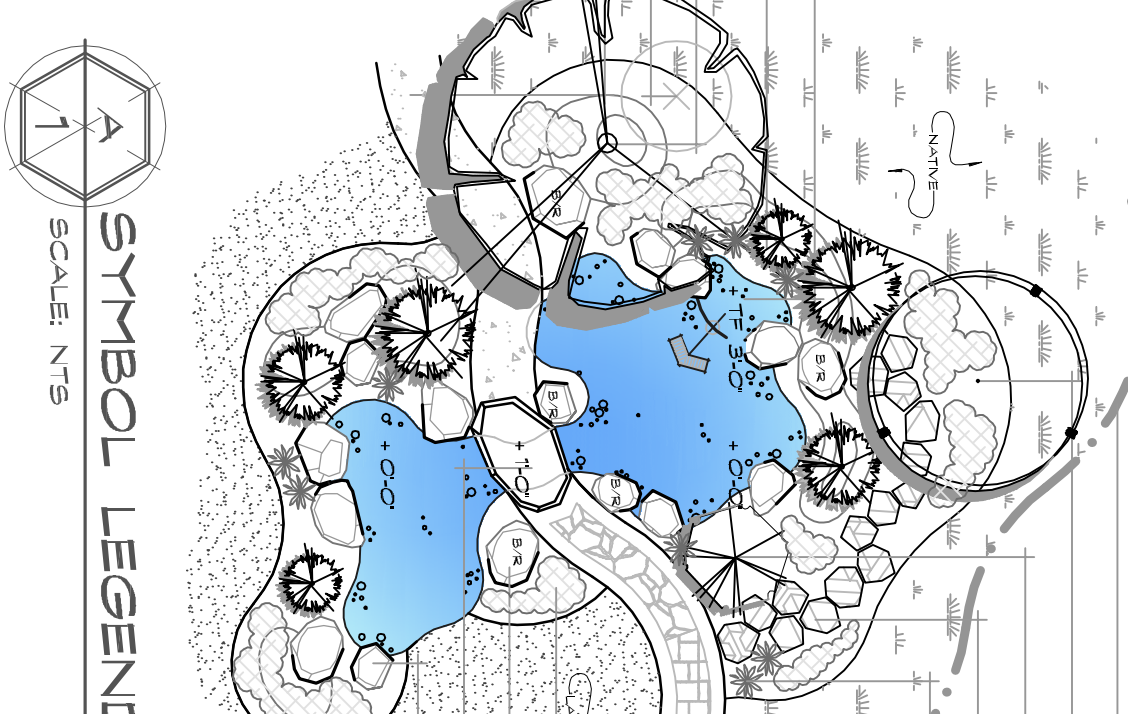
SMITH RESIDENCE

SITE PLAN



PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE AT INSTALLATION	AVG. LANDSCAPE SIZE (H X W)	LIGHT NEEDS
TREES						
	JAPANESE MAPLE	<i>Acer palmatum</i> (cultivated varieties)	9	6" x 6" Height	6" x 6"	Partial to full sun
	CORAL BARK JAPANESE MAPLE	<i>Acer palmatum</i> 'Sango Kaku'	2	5 Gallon (Minimum)	25" x 20"	Filtered to full sun
	BLOODGOOD MAPLE	<i>Acer palmatum</i> var. 'atropurpureum' Bloodgood	1	6" - 7" Height	30" x 6"	Partial to full sun
	VIVID JAPANESE MAPLE	<i>Acer palmatum</i> var. 'dissectum' Vivid	2	5 Gallon (Minimum)	30" x 6"	Partial shade to partial sun
	YAKIMA STRAWBERRY TREE	<i>Arbutus x 'Yakima'</i>	1	6" Height (Minimum)	30" x 20"	Partial shade to partial sun
	HOLLAND MAPLE	<i>Malus coronaria</i> 'Fall	2	5 Gallon (Minimum)	15" x 6"	Partial shade to full sun
	D.D. BLANCHARD MAGNOLIA	<i>Magnolia grandiflora</i> D.D. Blanchard	7	6" Height (Minimum)	50" x 25"	Full sun
SHRUBS & PERENNIALS						
	CRIMSON PINEAPPLE JAPANESE BARBERY	<i>Berberis thunbergii</i> 'Crimson Pineapple'	6	3 Gallon	2' x 3'	Partial to full sun
	GREEN BELLE PYRACANNA	<i>Bauha moribunda</i> 'Green Belle'	3	2 Gallon	6" x 5"	Partial shade to full sun
	VARIEGATED WINTER DAPHNE	<i>Daphne odora</i> 'Aureo marginata'	26	5 Gallon	3' x 2'	Partial shade to partial sun
	HARBOR DWARF HEAVENLY BAMBOO	<i>Nandina domestica</i> 'Heavenly Dwarf'	14	2 Gallon	2' x 2'	Partial to full sun
	MOPS HUGO FINE	<i>Philus hughii</i> 'Mops'	19	2 Gallon	3' x 3'	Partial to full sun
	MOUNT VERNON ENGLISH LAUREL	<i>Prunus laurocerasus</i> 'Mount Vernon'	11	3 Gallon	2' x 6"	Full shade to full sun
	BUCKLEBERRY AZALEA	<i>Rhododendron</i> 'Buckleberry'	10	2 Gallon	4' x 4'	Partial sun
	FLAME CRISPER AZALEA	<i>Rhododendron</i> 'Flame Creeper'	10	2 Gallon	4' x 4'	Partial shade to full sun
	VULCAN RHODODENDRON	<i>Rhododendron</i> 'Vulcan'	10	2 Gallon	4' x 4'	Partial shade to full sun
	HIMALAYAN SWEET BOX	<i>Sarcococca hookeriana</i> var. 'humilis'	4	2 Gallon	6" x 7"	Partial shade to full sun
	PARAGRANT SWEET BOX	<i>Sarcococca nana</i>	4	2 Gallon	3' x 5"	Full shade
PERENNIALS & GRASSES						
	ELK HORN	<i>Fernox spicata</i> 'Elk Horn'	55	1 Gallon	1' x 1'	Full sun
	LITTLE BLUE	<i>Lupinus muscivorus</i>	57	1 Gallon	1' x 2'	Partial shade to partial sun
	JUNIOR WALKER CANTON	<i>Nepeta x 'faconii'</i> 'Junior Walker'	31	1 Gallon	1' x 3'	Full sun
	DWARF MONDO GRASS	<i>Chlorophytum japonicum</i> 'Nana'	79	1 Gallon	6" x 6"	Filtered sun
	ORIENTAL FOUNTAIN GRASS	<i>Chlorophytum bitorquatum</i> 'Nigrescens'	39	1 Gallon	6" x 6"	Partial full sun
	JACK BRANT NEW ZEALAND FLAX	<i>Phormium tenax</i> 'Jack Brant'	31	1 Gallon	3' x 3'	Full sun
	GRANT SPYR GRASS	<i>Spiraea japonica</i>	4	1 Gallon	7' x 5"	Full sun



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© ALDERWOOD LANDSCAPING 2018	2018 156TH AVE. NE - BLDG. F - SUITE 330 BELLEVUE, WA	project >	SMITH RESIDENCE 8835 OVERLAKE DR MEDINE, WA 98039	sheet >	1 of 1	scale >	1/8" = 1'-0"	date >	8.27.18 SITE PLAN	surveyed by >	drafted by >	reviewed by >	architect >
www.alderwoodlandscaping.com	toll free: 266.467.8298	98007											

GENERAL NOTES:

Exhibit 7

MATERIALS SPEC LIST:

Decking Material: FRPP - Fiberglass reinforced polypropylene

Light permeable percentage:

- * Surface - 43%
- * 18" Dock Height - 61%

SEWER:

- * All sewer is field verified by probing the lake bed manually during the allowed work windows for the area.

PILES:

- * All new piles are epoxy coated steel piles *size varies, see plan set
- * Repair piles are done as a sleeve/strap method
- * All Pile tops exposed will have a conical cap placed on top
- * Piles are driven using the Virbo method

DOCK: being repaired/replaced

- * _100_ % of Decking
- * _100_ % of stringers
- * _100_ % of caps

MITIGATION:

- * Originally submitted mitigation will change following CORPS submittal. We will update the plan set to reflect all changes before submitting for an amendment

CODE REFERENCES: Medina

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

"20.65.050 Modifications to overwater structures"

Last permit issued for property:

Dock established/constructed: date

ADDITIONAL INFORMATION:

- * This project has gone through ETA review
- * We have discussed the RAP fee and possible changes with the customers prior to submitting and they are aware it may change from submittal
- * We cannot adjust dock heights if we are not repairing all of the piles and decking on the project
- * All debris around job site will be removed from the lake bed as part of this project
- * Any logs noted on site will stay as necessary and we will avoid touch the log at all costs.



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County: King County
Location: Lake Washington

Applicant: Smith Residence
8835 OVERLAKE DR W
Medina, WA 98039

Datum: CORPS OF ENGINEERS 1919
SW Quarter Of Section 31, Township 25, Range 05

Adjacent Owners:
8815 OVERLAKE DRIVE WEST LL
8815 OVERLAKE DR W 98039
GOODRICH ANDREW R-TTEES
8845 OVERLAKE DR W 98039

Last Updated: 11/30/2021 9:18 AM Dray

Created: 07/16/21

**SHEET
A9.0**

DETAILS - REPAIR

Exhibit 7

S1 DO NOT USE DETAIL

S2 DO NOT USE DETAIL

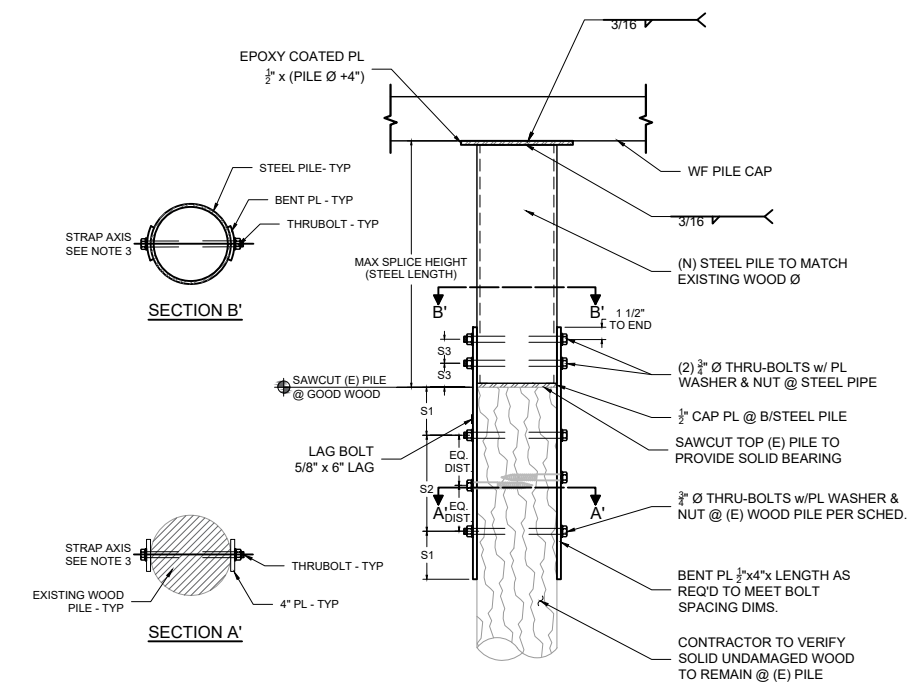
S3 DO NOT USE DETAIL

S4 DO NOT USE DETAIL

S5 SPLICE PILE REPAIR - TYP
SCALE: 1/2" = 1'

STEEL SLEEVE TABLE				
PILE Ø	MAX SPLICE HEIGHT	S1	S2	S3
9"	15"	6"	12"	3"
12"+	28"	6"	12"	3"

- NOTES:
- 1) MAX PILE LOAD = 1,200 # / PILE (BOAT LOAD PARALLEL TO DOCK). CONTACT ENGINEERING IF BOAT SIZE EXCEEDS GENERAL NOTES MAXIMUM ALLOWABLE.
 - 2) MINIMUM BOLT SPACING = 3"
 - 3) STRAP AXIS SHALL BE ORIENTED PERPENDICULAR TO LONGITUDINAL AXIS OF DOCK.



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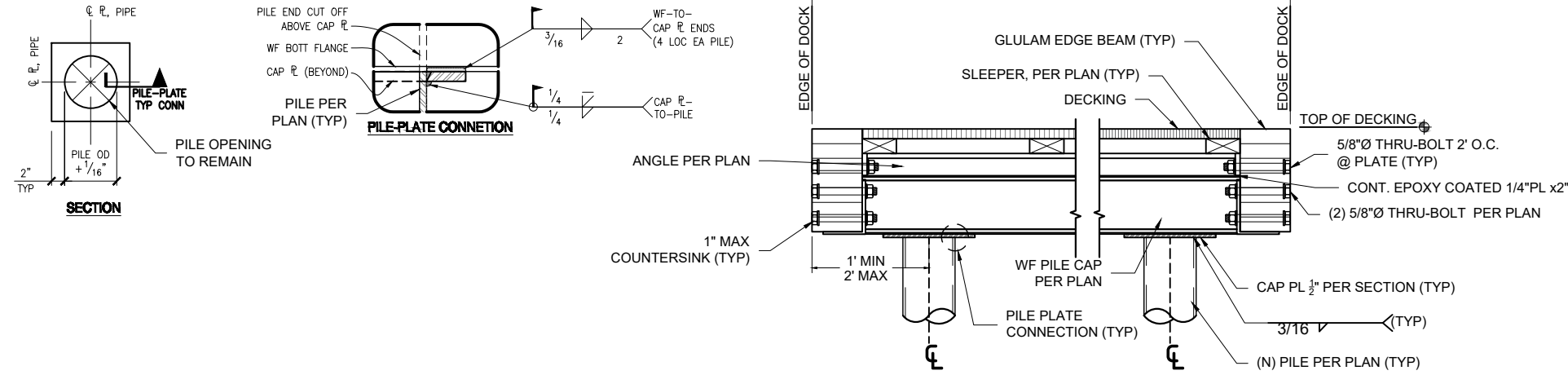
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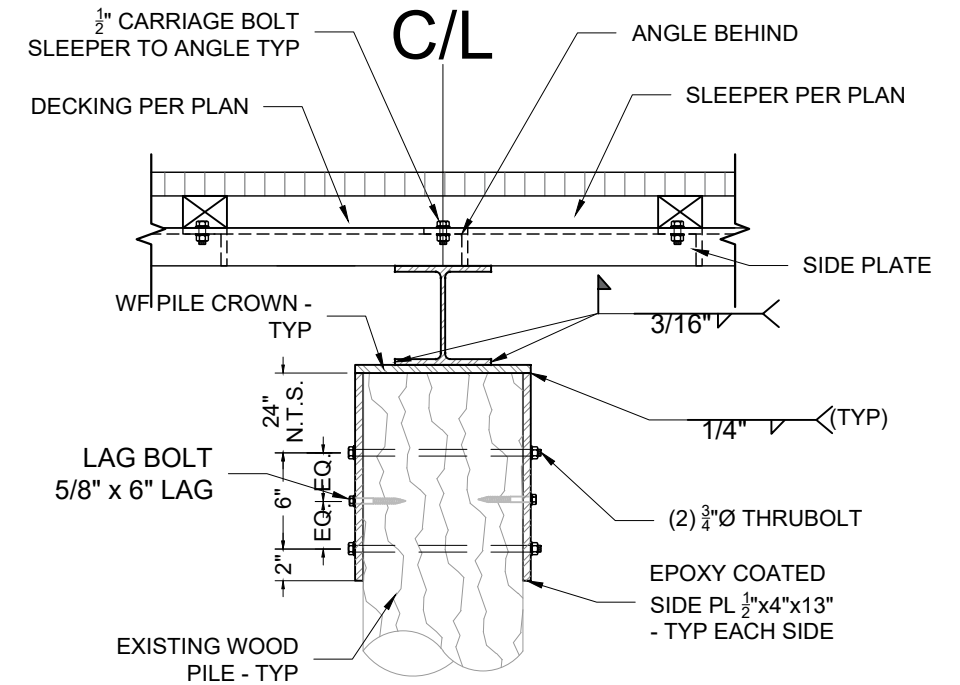
SHEET
A10.0

DETAILS - TRACK

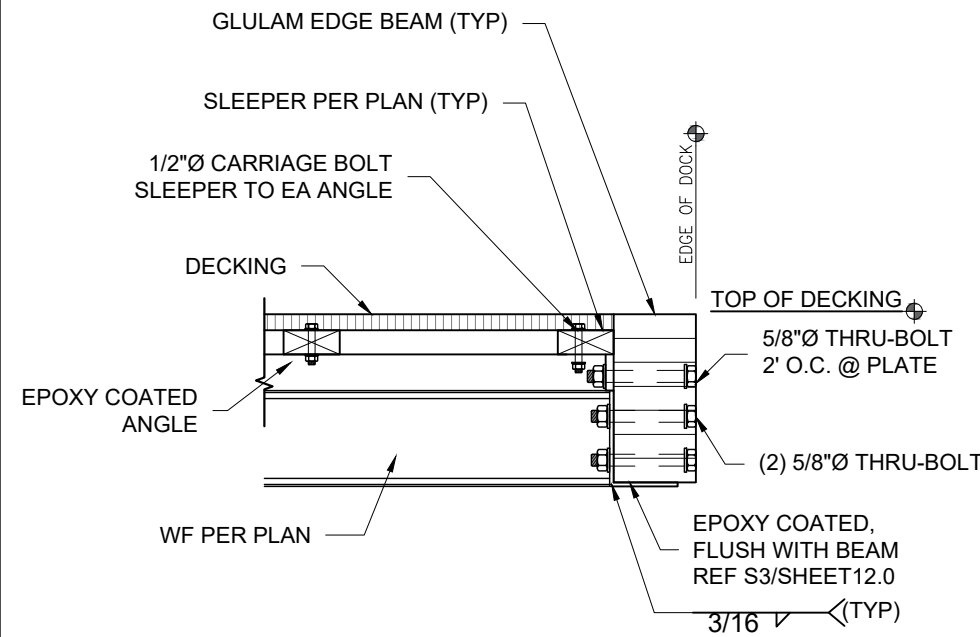
Exhibit 7



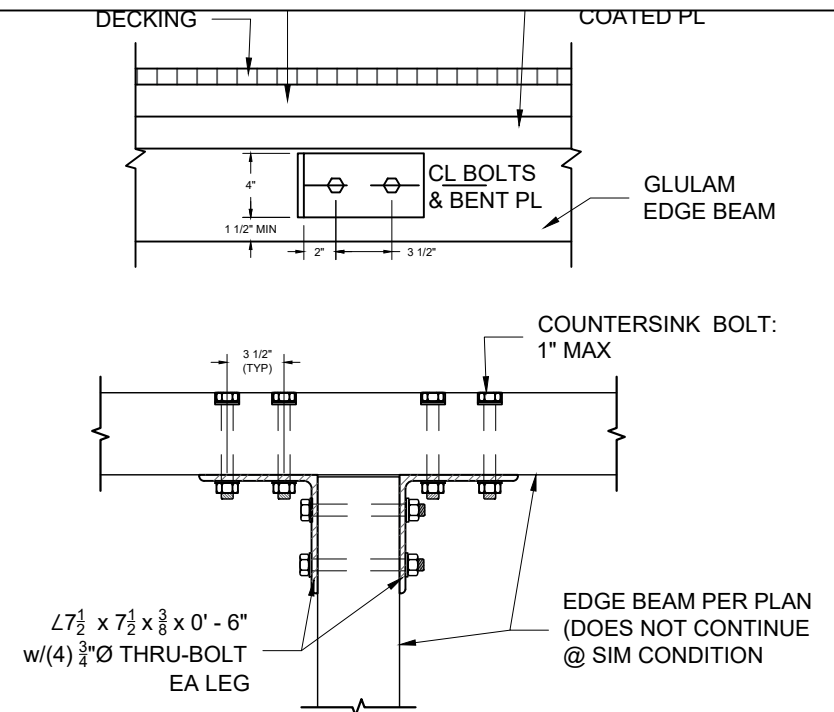
S1 DOCK SECTION w/PILES - TYP
SCALE: 1" = 1'



S3 I-BEAM CAP TO WOOD PILE - TYP
SCALE: 1" = 1'



S5 EDGE SECTION (STEEL TRACK) - TYP
SCALE: 1" = 1'



S6 BEAM TO BEAM - TYP
SCALE: 1" = 1'

S4 DO NOT USE DETAIL



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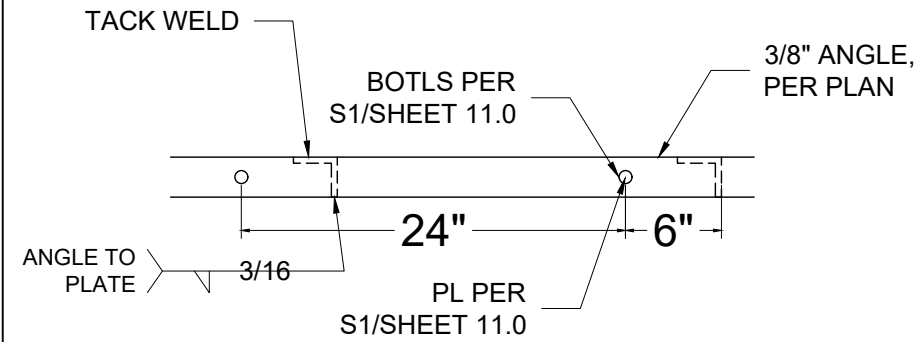
Adjacent Owners:
8815 OVERLAKE DRIVE WEST LL
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SHEET
11.0

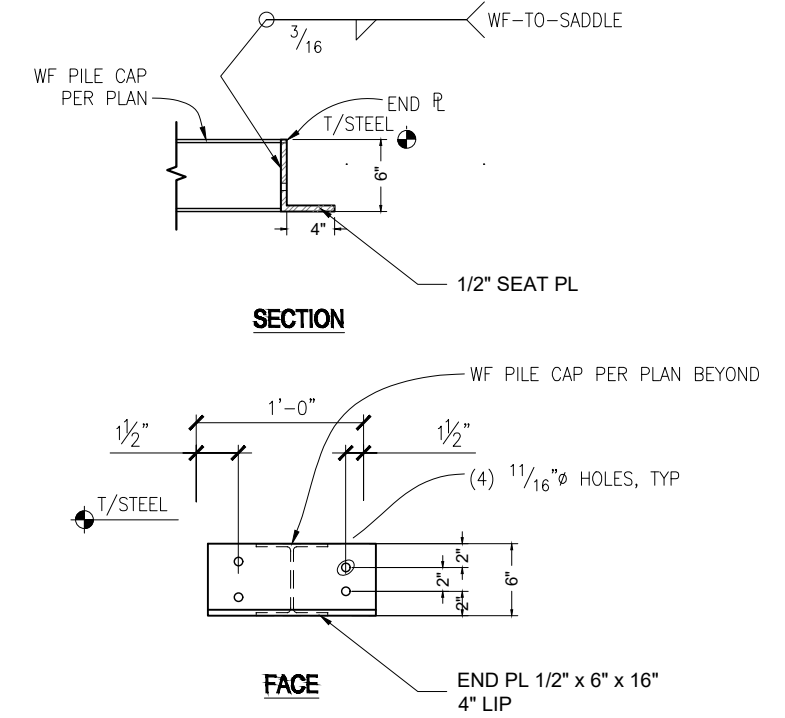
DETAILS - TRACK

Exhibit 7

S1 DO NOT USE DETAIL



S2 ANGLE TO PLATE - TYP
SCALE: 1" = 1"



S3 BEAM SADDLE BRACKET
SCALE: 3/4" = 1"

S4 DO NOT USE DETAIL

S5 DO NOT USE DETAIL

S6 DO NOT USE DETAIL



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SHEET
12.0

Ecological No Net Loss Assessment Report

Prepared for

Alex Smith
8835 Overlake Drive W
Medina, WA 98039

Prepared by



Northwest Environmental Consulting, LLC
3639 Palatine Avenue North
Seattle, WA 98103
206-234-2520

November 2021

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 incorporates the following concepts:

- The existing condition of shoreline ecological functions should not deteriorate due to permitted development. The existing condition or baseline is documented in the shoreline inventory and characterization. Shoreline functions may improve through shoreline restoration.
- New adverse impacts to the shoreline environment that result from planned development should be avoided. When this is not possible, impacts should be minimized through mitigation sequencing.
- Mitigation for development projects alone cannot prevent all cumulative adverse impacts to the shoreline environment, so restoration is also needed.

Permits are being applied for a pier reconfiguration and Expansion (see Appendix A – Sheet 3.0).

Location

The subject property is located at 8835 Overlake Drive W (King County parcel number 644730-0045) in the City of Medina, Washington (see Appendix A – Sheet A1.0). The parcel is on the waterfront of Lake Washington, which contains several endangered fish species listed under the Endangered Species Act and Washington State designated priority fish species.

Project Description

The proposed work includes repairing the existing dock by repairing 12 wood pilings (2, 12-inch, 1, 14-inch, and 9, 10-inch) by pile splicing. The existing 413 square foot moorage cover will be removed and three wood piles removed. A new addition will be added that will require 80 square feet of the existing dock to be removed. The new addition will add 1,153 square feet of dock. The existing boatlift will be moved and a new 378 square foot crystallite cover will be installed. The existing personal watercraft lift will be relocated onto the new dock addition. All new decked surfaces will use ThruFlow grated decking.

During construction, a floating boom will surround the work barge and work area.

Project drawings are included in Attachment A.

Approach

Northwest Environmental Consulting LLC (NVEC) biologist Brad Thiele conducted a site visit on November 10, 2021 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 SalmonScape online database of fish distribution and ESA listing units (<https://apps.wdfw.wa.gov/salmonscape/>)

Site Description

The subject property is shoreline tract in a residential neighborhood. It has shoreline on its western boundary with residential properties to the north and south.

The only existing structures on the property are the house and dock (Photos 1 through 6). A boat cover is present that is made from post and beam with a cedar shingle roof. The subject property yard is maintained with lawn and landscaped beds. Some native plants are present including two mature Doug firs, red-osier dogwoods, and other ornamental shrubs and ground covers. The mature Doug firs fill in much of the space and there is no room for additional plantings.

The shoreline includes a gravel beach and concrete bulkhead. The bulkhead is set back far enough in places that the Ordinary High Water Mark does not reach the bulkhead.

The substrate of the lake is sand and gravel shifting to more gravel about 15 feet from shore with some gravel and cobble. The bottom is sand about 45 feet from shore.

The property to the north and south has similar configurations with lawn to the edge of the bulkhead, overhanging trees and shrubs and docks with covered moorage.

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 may rear in the waters near the project when traveling from spawning sites on other lake tributaries to the lake's outlet at the Locks. The project site is accessible to any fish migrating or rearing in the lake. Sockeye spawning has been mapped along the shoreline several hundred feet to the south of the site.

No other priority habitats are directly associated with or mapped within 1,500 feet of the project site for aquatic or terrestrial species.

Project Impacts and Conservation Measures

Direct Impacts:

Sediments: Sediment disturbance may occur below the OHWM and along the shoreline of Lake Washington during pile driving, repair, and removal. Additionally, the tug and barge propwash may disturb sediments temporarily when making trips to/from the site.

Sediments have been shown to be minimally disturbed during pile driving activities and the coarse sediments (sand and cobbles) are not a source of turbidity. The project will meet state water quality standards.

Placing the new moorage more than 30 feet from the shoreline in the deepest water possible will reduce propwash in the nearshore environment during docking and castoff.

Shoreline: The shoreline will not be affected by the proposal.

Lakebed: The project will remove 1 10-inch, and 2 12-inch piles and add 16 8-inch steel piles to the lake. This will displace 3.5 square feet of lakebed.

Noise: Construction equipment will create noise audible to neighbors and in-water. 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.

Potential spills: Short-term risks include the potential for petroleum spills that can occur with any equipment operation. The level of impact to the aquatic environment is expected to be minor because of the small amount of petroleum products available for spillage during typical construction activities, and because of spill containment measures that will be employed should a spill occur.

Indirect Impacts:

Shading: The project results in a reduction in overwater coverage by removing 80 square feet of existing decking and 413 square feet of existing opaque moorage cover. Reducing coverage by 493 square feet. The addition adds 380 square feet resulting in a reduction of 113 square feet of overwater coverage.

The expanded 1,153-square-foot pier will be fully grated. The new moorage cover is clear and will not create shading.

Grated decking allows more light to penetrate the waters below a dock, which can increase productivity in the waters, and reduce the full shade favored by salmonid predators. Salmonid predators are known to use hard shadowing under solid-decked docks to ambush juvenile salmonids. Reducing these hard shadows limits their ability to effectively hunt salmonids.

ThruFlow grated decking has measured performance at 43 percent light penetration (ThruFlow, 2021). Thus, the increase in lighting under the pier is effectively 57% of the area of a solid decked structure. A summary of how this will affect this project’s shading is shown below:

	Existing	Proposed grated	Conversion	Effective coverage	Reduction in effective coverage
Proposed Extension(SF)	0	1,153	0.57	657	-496

Thus, grating the deck surfaces will result in effective shading that is a reduction of 496 square feet from using a solid decked surface. In addition the new moorage cover will be made from Crystalite and will not cast a shadow reducing shading at the site by 413 square feet. The new extension overwater coverage will be limited to an additional 163 square feet of effective coverage by using the grated decking.

Recreational Boating: The project supports continued recreational boating, which has been identified as a limiting factor for salmonid populations in Lake Washington. The pier 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.

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 materials 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 and additional mitigation planting is not possible. 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 Sammamish. 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 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

Conclusion

Juvenile Chinook salmon, and other salmonids, rear and migrate along the Lake Washington shoreline.

There will be temporary impacts from noise and disturbed sediments during construction. The project will add 1,153 square feet of overwater coverage to the lake and 3.5 square feet of lakebed will be displaced from adding additional piles. However, these impacts are reduced by removing a 413-square-foot opaque moorage cover, 80 square feet of existing deck, and using grated decking over the entire 1,153-square-foot addition. The grating reduces the hard

shadows favored by salmonid predators and increases productivity under the pier and results in a reduction of 530 square feet of effective overwater coverage at the site.

A shoreline planting plan will not be implemented, mature Doug firs and red-osier dogwoods are already present and functioning to improve the shoreline conditions. The owner has opted to pay into the In Lieu Fee program that will be used for conservation projects that benefit salmon in King County.

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

This project has been designed to meet current bulkhead replacement 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** at the site.

Document Preparers

Brad Thiele	Biologist	27 years of experience	Northwest Environmental Consulting, LLC. (NVEC)
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NVEC followed standard acceptable field methods and protocols at the time work was performed. These standards include delineation of wetland and stream boundaries, characterization, rating, functional analyses, impact assessments and mitigation of impacts. 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

ThruFlow. 2020. Legacy Series. Online. Accessed August 2020 at <https://thruflow.com/products/legacy/>.

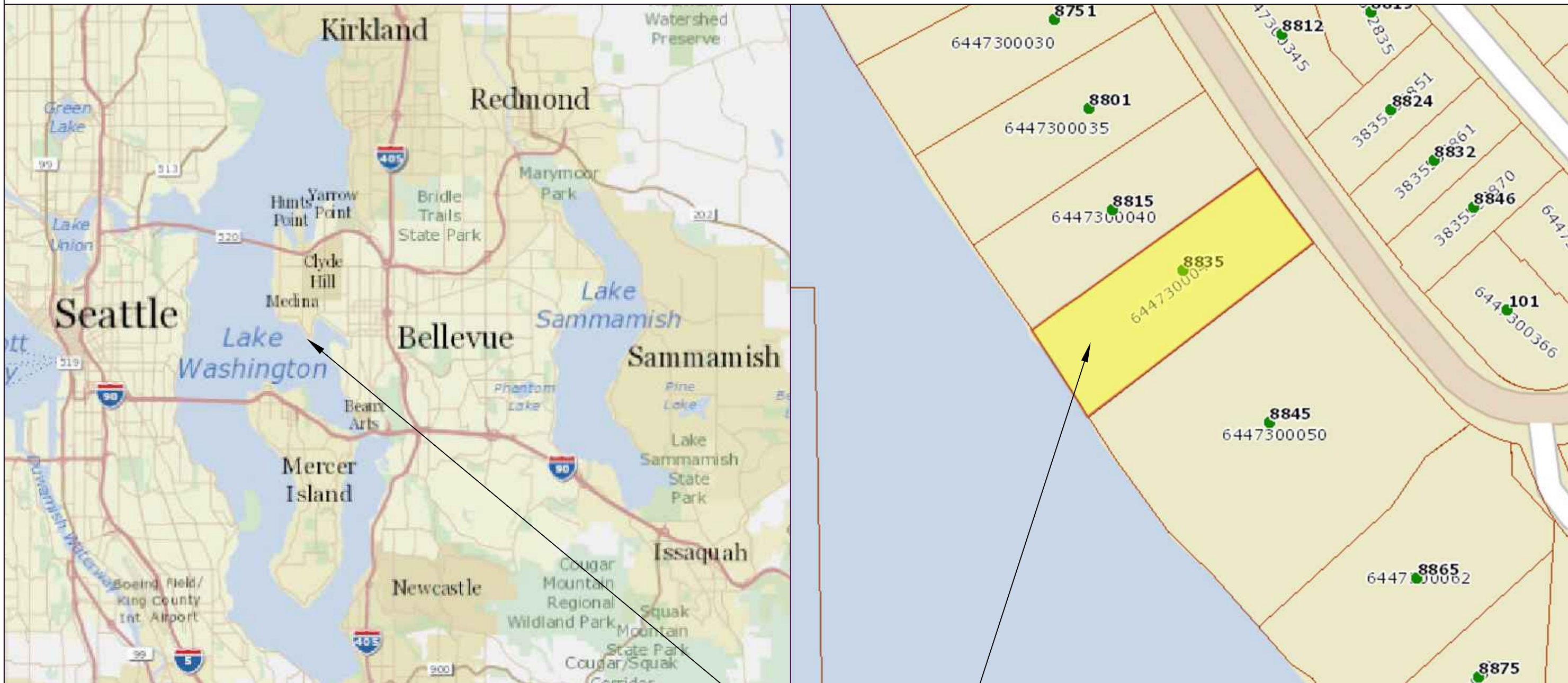
US Army Corps of Engineers (USACE). 2004. Final Biological Evaluation, Regional General Permit: Construction of New or Expansion of Existing Residential Overwater Structures and Driving of Moorage Piling. Lake Washington, Lake Sammamish, the Sammamish River and Lake Union, Including the Lake Washington Ship Canal, in the State of Washington.

Washington Department of Fish and Wildlife (WDFW). 2020. Priority Habitats and Species. Online database. Accessed August 2020 at <http://apps.wdfw.wa.gov/phsontheweb/>

WDFW. 2020. SalmonScape. Online database. Accessed August 2020 at <http://apps.wdfw.wa.gov/salmonscape/>

Appendix A: Project Drawings

SITE PLAN



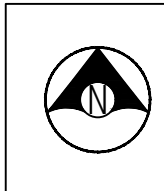
**SUBJECT
PROPERTY**

Pin: 644730-0045

Legal Description: OVERLAKE ADD & 2ND CL SH LDS

Plat Block: 1
Plat Lot: 9

LAT: 47.61014 LONG: -122.2263



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

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www.seabornpiledriving.com

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County: King County
Location: Lake Washington

Applicant: Smith Residence
8835 OVERLAKE DR W
Medina, WA 98039

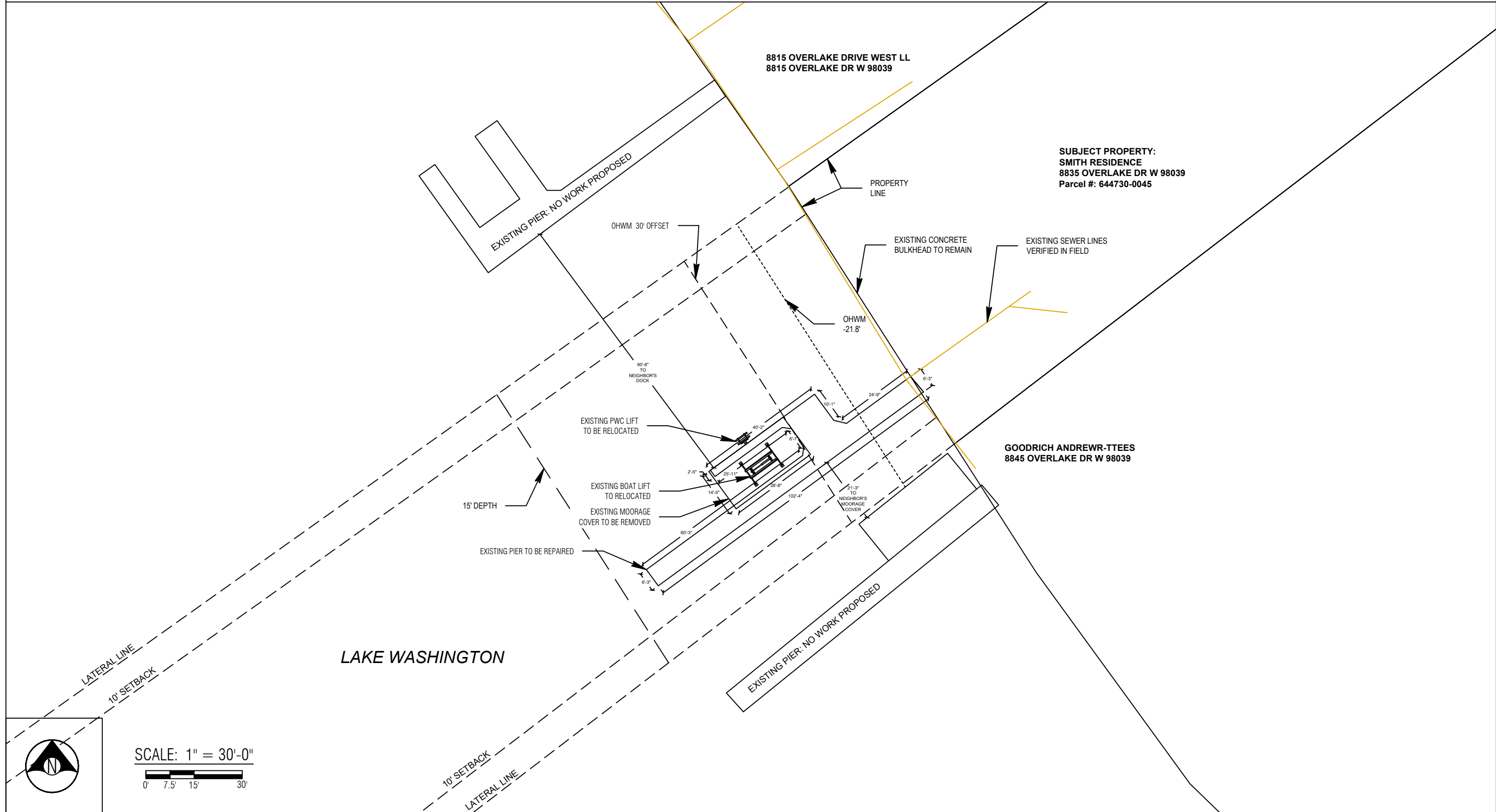
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SW Quarter Of Section 31, Township 25, Range 05

Adjacent Owners:
8815 OVERLAKE DRIVE WEST LL
8815 OVERLAKE DR W 98039

Created: 07/16/21
Last Updated: 11/24/2021 10:40 AM Dray

EXISTING CONDITIONS

CLEAN UP LAKE AROUND PROJECT



County: King County
Location: Lake Washington

Applicant: Smith Residence
8835 OVERLAKE DR W
Medina, WA 98039

Datum: CORPS OF ENGINEERS 1919
SW Quarter Of Section 31, Township 25, Range 05

Adjacent Owners:
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8815 OVERLAKE DR W 98039

Goodrich Andrew R-Ttees
8845 OVERLAKE DR W 98039

Created: 07/16/21
Last Updated: 11/24/2021 10:40 AM Dray



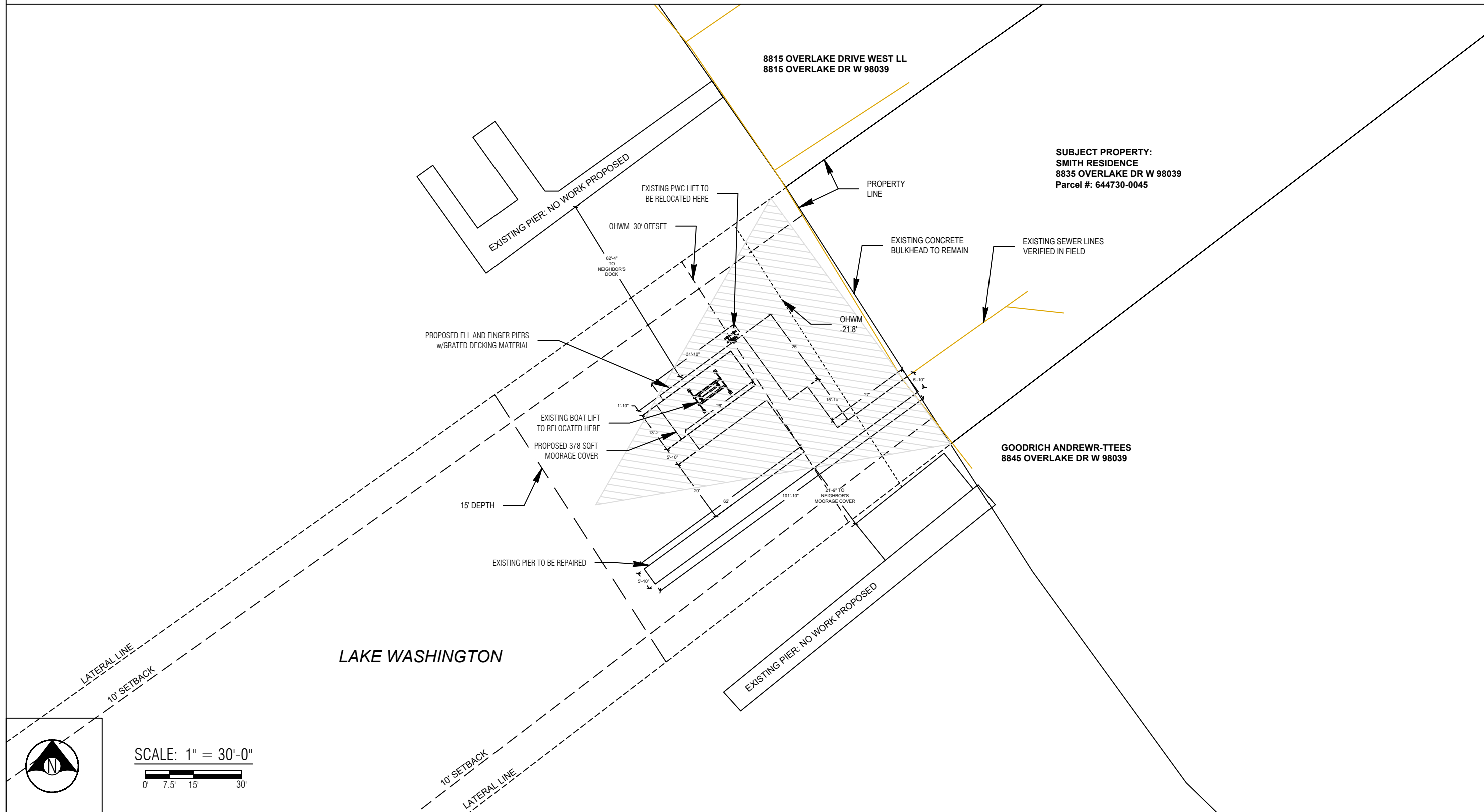
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SHEET
A2.0

PROPOSED CONDITIONS



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 Location: Lake Washington

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Adjacent Owners:
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GOODRICH ANDREW R-TTEES
 8845 OVERLAKE DR W 98039

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PIER DETAILS - EXISTING/PROPOSED

LEGEND

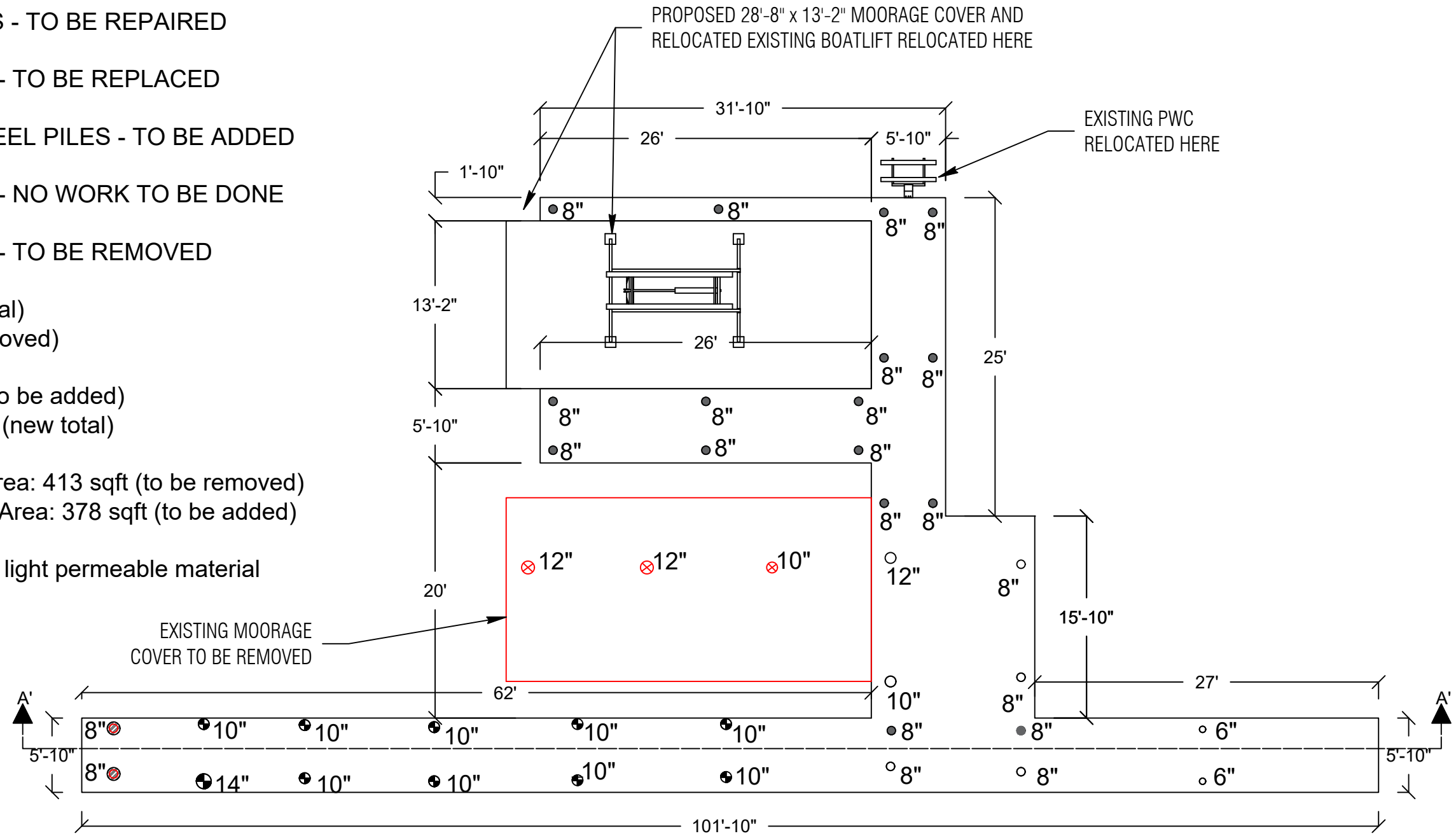
- ⊕ (10) EXISTING PILES - TO BE REPAIRED
- ⊗ (2) EXISTING PILES - TO BE REPLACED
- (16) PROPOSED STEEL PILES - TO BE ADDED
- (8) EXISTING PILES - NO WORK TO BE DONE
- ⊗ (3) EXISTING PILES - TO BE REMOVED

Existing Area: 853 sqft (total)
Existing Area: 80 sqft (removed)

Proposed Area: 380 sqft (to be added)
Proposed Area: 1,153 sqft (new total)

Existing Moorage Cover Area: 413 sqft (to be removed)
Proposed Moorage Cover Area: 378 sqft (to be added)

**Grated decking is a 43% light permeable material



PLAN VIEW



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Location: Lake Washington

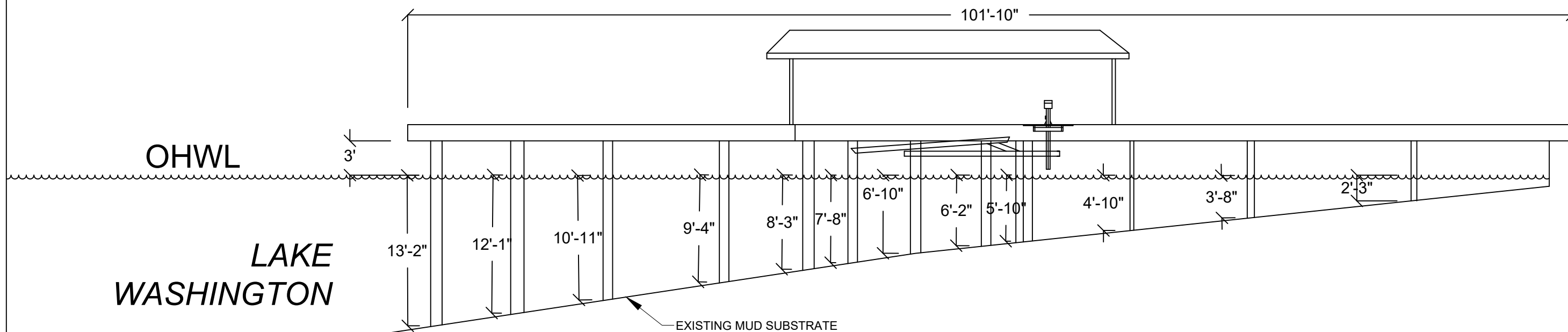
Applicant: Smith Residence
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Medina, WA 98039

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Adjacent Owners:
8815 OVERLAKE DRIVE WEST LL
8845 OVERLAKE DR W 98039

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A4.0

PIER DETAILS EXISTING/PROPOSED



SECTION VIEW: A'-A'



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Adjacent Owners:
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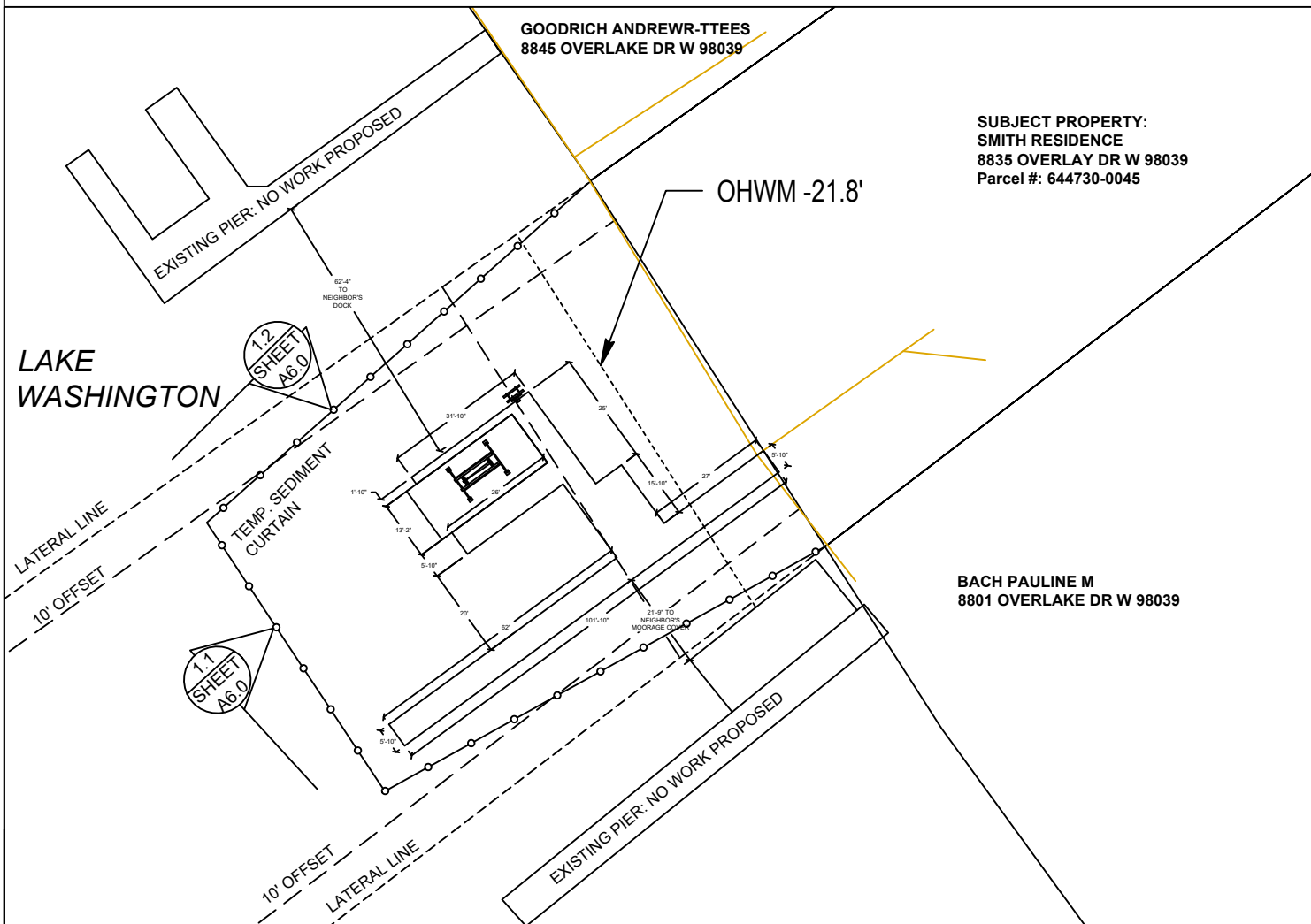
County: **King County**
Location: **Lake Washington**

Created: 07/16/21

Last Updated: 11/24/2021 10:40 AM Dray

SHEET
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BMP INFORMATION

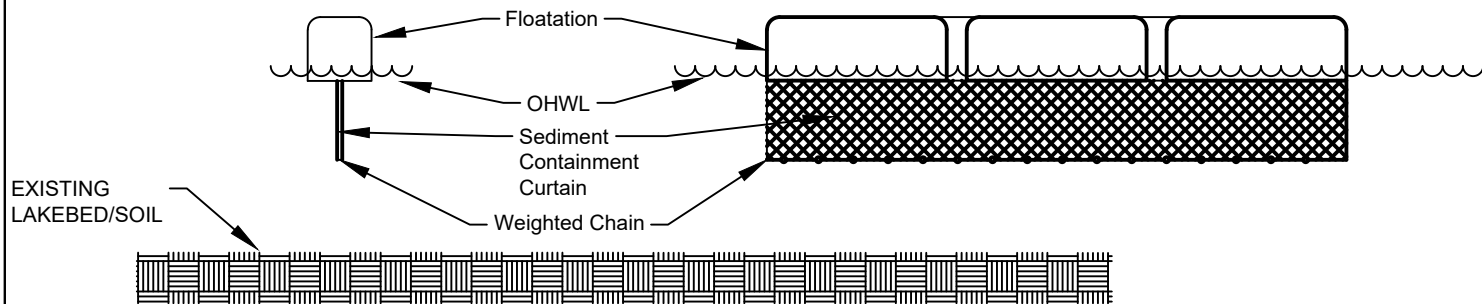


BMP NOTES:

- 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 booms 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 booms.
 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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Location: Lake Washington

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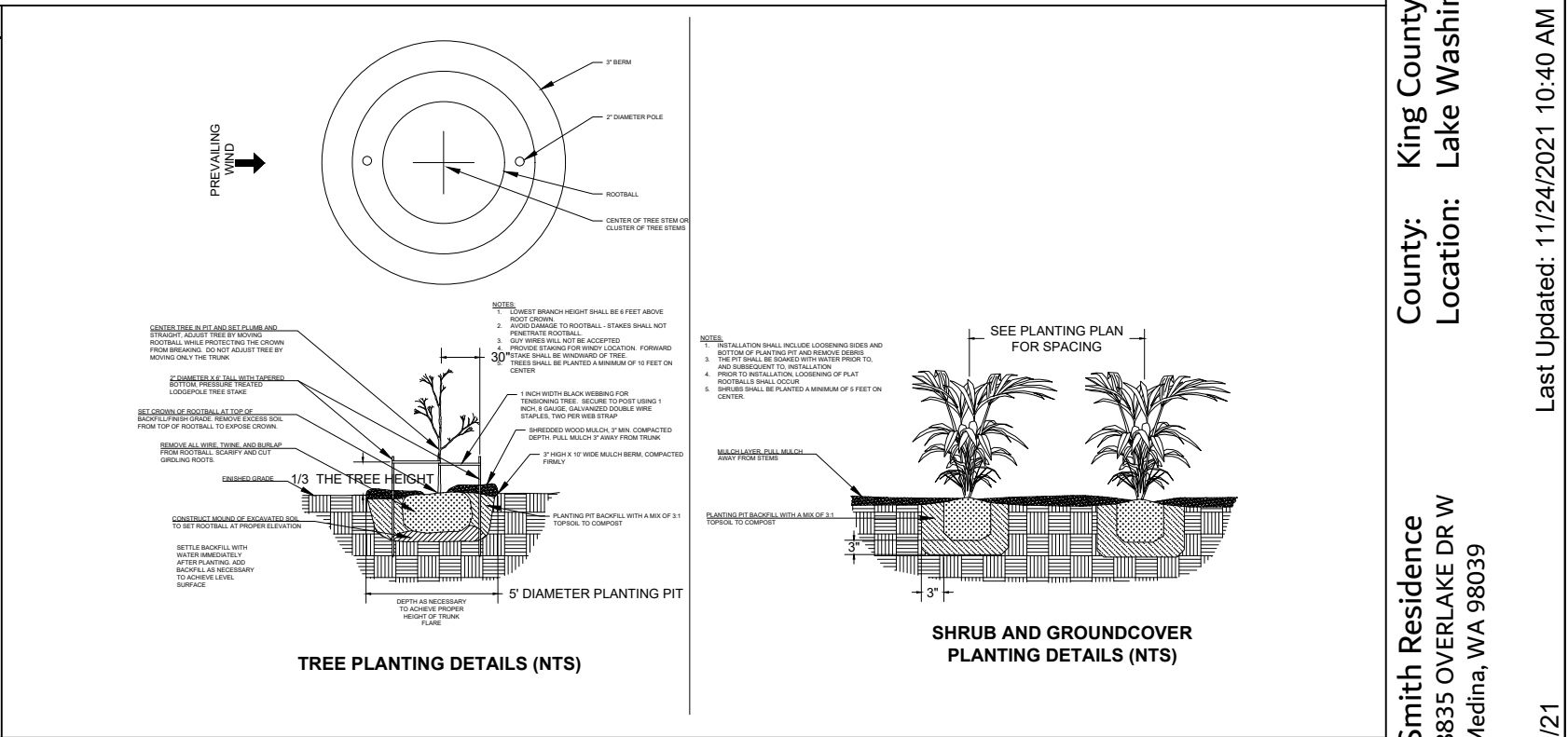
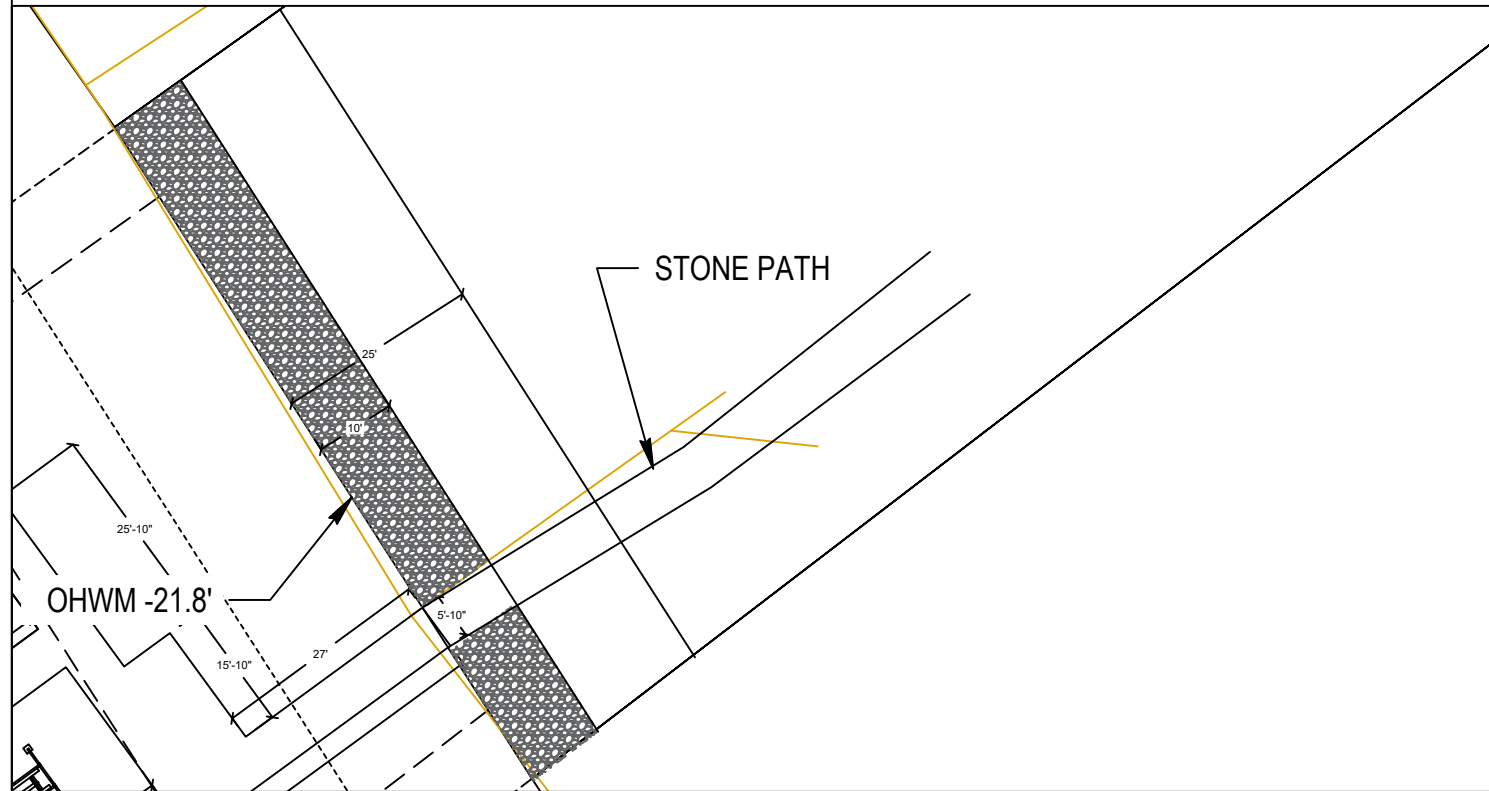
Adjacent Owners:
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Goodrich Andrew R-Ttees
8845 OVERLAKE DR W 98039

Created: 07/16/21
Last Updated: 11/24/2021 10:40 AM Dray

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MITIGATION PLAN



Notes:

1. Shrubs are show, and shall be planted, at least five feet on center. Trees are show, 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.

Due to the first 10' of this project being shoreline, accompanied with concrete bulkhead, and extensive existing plantings, we can not propose any plantings.

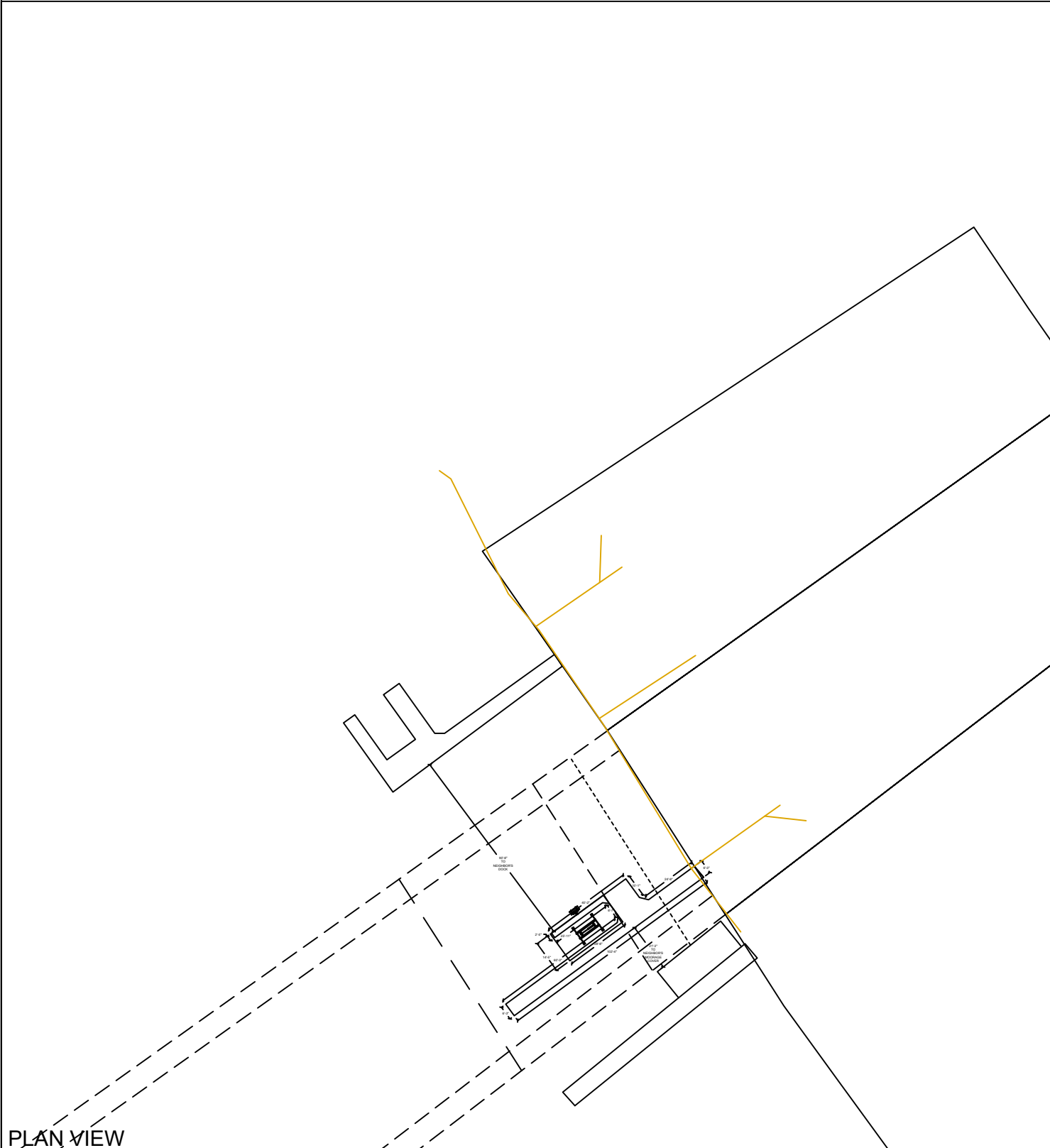
County: King County
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 Applicant: Smith Residence
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EXISTING PLANT PLAN



SEE EXISTING PLANTING PLAN
BY OTHERS

EXISTING PLANTS TABLE



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Location: Lake Washington

Created: 07/16/21
Last Updated: 11/24/2021 10:40 AM Dray

GENERAL NOTES:

MATERIALS SPEC LIST:

Decking Material: FRPP - Fiberglass reinforced polypropylene

Light permeable percentage:

- * Surface - 43%
- * 18" Dock Height - 61%

SEWER:

- * All sewer is field verified by probing the lake bed manually during the allowed work windows for the area.

PILES:

- * All new piles are epoxy coated steel piles *size varies, see plan set
- * Repair piles are done as a sleeve/strap method
- * All Pile tops exposed will have a conical cap placed on top
- * Piles are driven using the Virbo method

DOCK: being repaired/replaced

- * _100_ Ln.Ft of fascia (this is a non structural element)
- * _100_ % of Decking
- * _100_ % of stringers
- * _100_ % of caps

MITIGATION:

- * Originally submitted mitigation will change following CORPS submittal. We will update the plan set to reflect all changes before submitting for an amendment
 - * All All gravel used by Seaborn Pile Driving for coves, beaches or as mitigation will be fish friendly spawning gravel (naturally occurring water rounded aggregates) The sizes will be noted as:
 - ** 100% less than 1 inch, 85% less than 0.5 inch, and 40% less than 0.25 inch for areas outside of documented sockeye spawning zone
- 5/8 minus mix for spawning zones

CODE REFERENCES: Medina

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

"20.65.050 Modifications to overwater structures"

Last permit issued for property:

Dock established/constructed: date

ADDITIONAL INFORMATION:

- * This project has gone through ETA review
- * We have discussed the RAP fee and possible changes with the customers prior to submitting and they are aware it may change from submittal
- * Bulhead repair will be at the same OHWM as existing or set back. We will not place the material further into the lake
- * We cannot adjust dock heights if we are not repairing all of the piles and decking on the project
- * All debris around job site will be removed from the lake bed as part of this project
- * Bulhead repair will be at the same OHWM as existing or set back. We will not place the material further into the lake
- * Any logs noted on site will stay as necessary and we will avoid touch the log at all costs.



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**SHEET
A9.0**

DETAILS - REPAIR

S1 DO NOT USE DETAIL

S2 DO NOT USE DETAIL

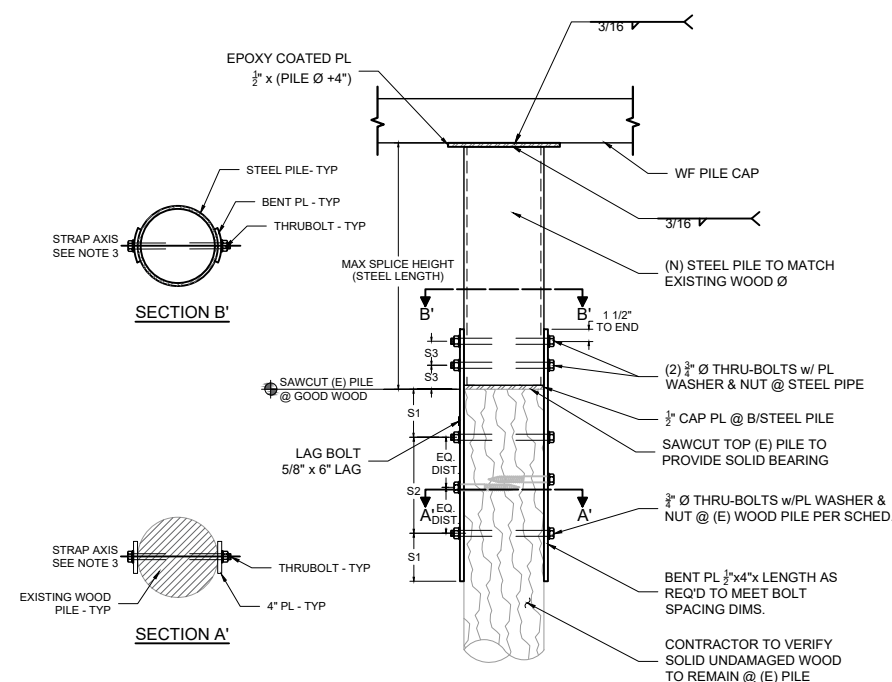
S3 DO NOT USE DETAIL

S4 DO NOT USE DETAIL

S5 SPLICE PILE REPAIR - TYP
SCALE: 1/2" = 1'

STEEL SLEEVE TABLE				
PILE Ø	MAX SPLICE HEIGHT	S1	S2	S3
9"	15"	6"	12"	3"
12"+	28"	6"	12"	3"

- NOTES:
- 1) MAX PILE LOAD = 1,200 # / PILE (BOAT LOAD PARALLEL TO DOCK). CONTACT ENGINEERING IF BOAT SIZE EXCEEDS GENERAL NOTES MAXIMUM ALLOWABLE.
 - 2) MINIMUM BOLT SPACING = 3"
 - 3) STRAP AXIS SHALL BE ORIENTED PERPENDICULAR TO LONGITUDINAL AXIS OF DOCK.



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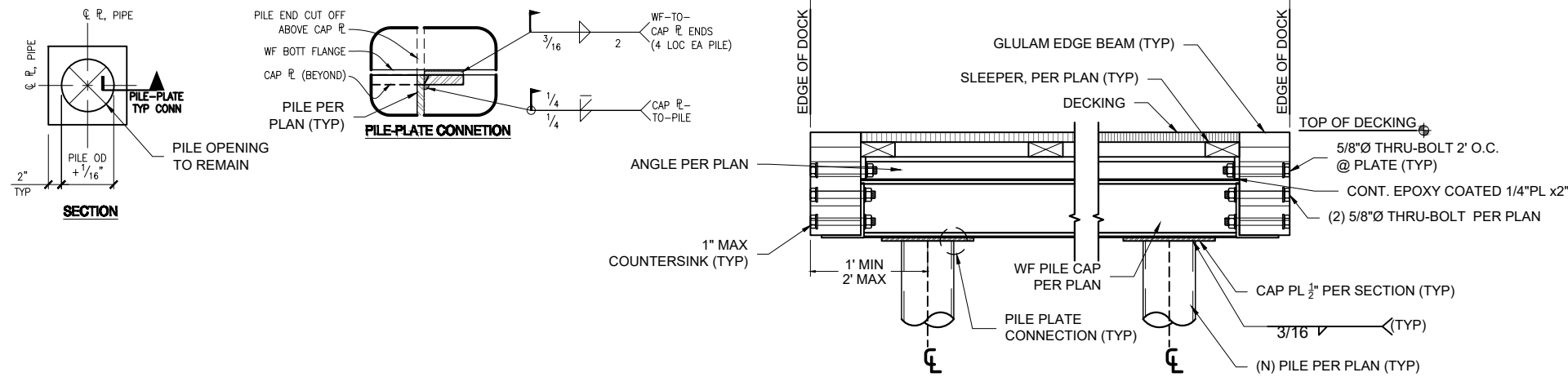
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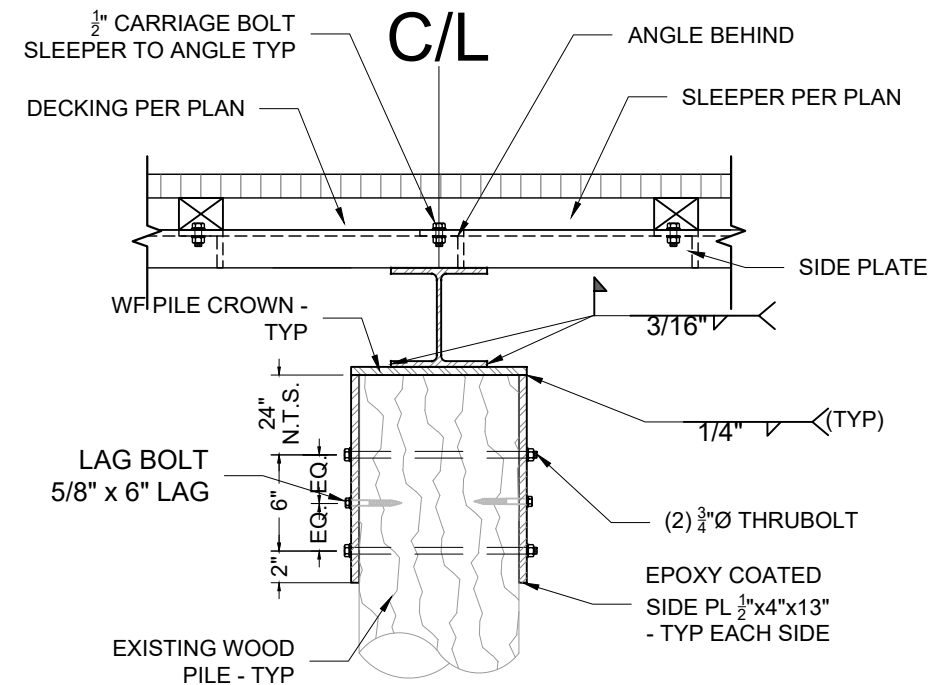
County: King County
Location: Lake Washington
Applicant: Smith Residence
8835 OVERLAKE DR W
Medina, WA 98039
Datum: CORPS OF ENGINEERS 1919
SW Quarter Of Section 31, Township 25, Range 05
Adjacent Owners:
8815 OVERLAKE DRIVE WEST LL
8815 OVERLAKE DR W 98039
Created: 07/16/21
Last Updated: 11/24/2021 10:40 AM Dray

**SHEET
A10.0**

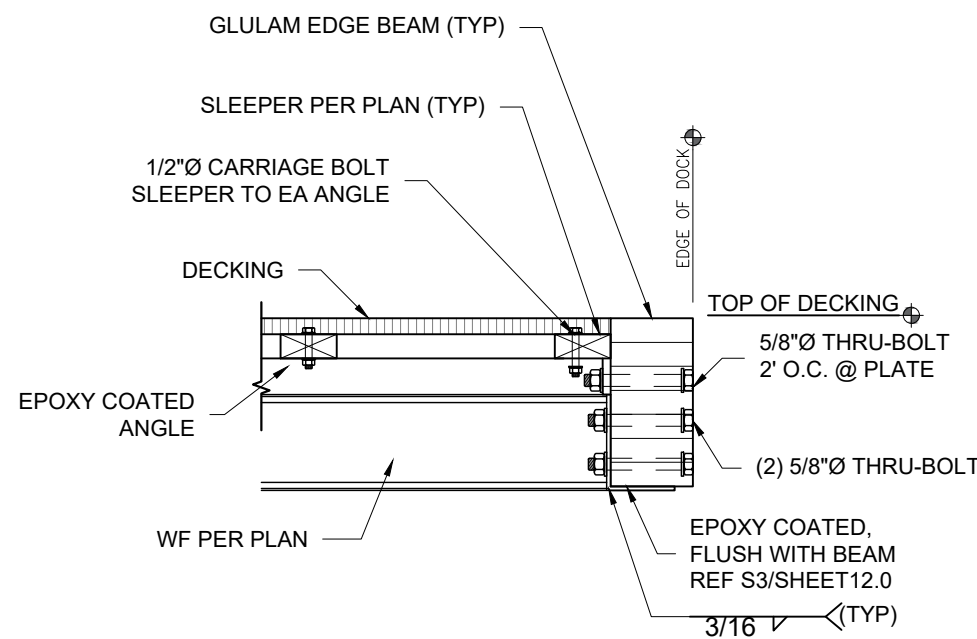
DETAILS - TRACK



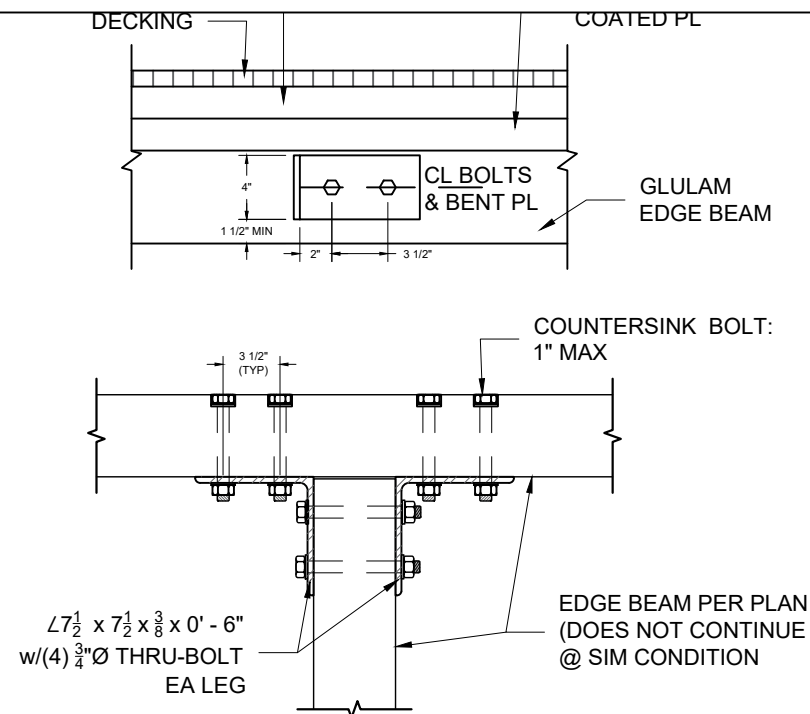
S1 DOCK SECTION w/PILES - TYP
SCALE: 1" = 1'



S3 I-BEAM CAP TO WOOD PILE - TYP
SCALE: 1" = 1'



S5 EDGE SECTION (STEEL TRACK) - TYP
SCALE: 1" = 1'



S6 BEAM TO BEAM - TYP
SCALE: 1" = 1'

S4 DO NOT USE DETAIL



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

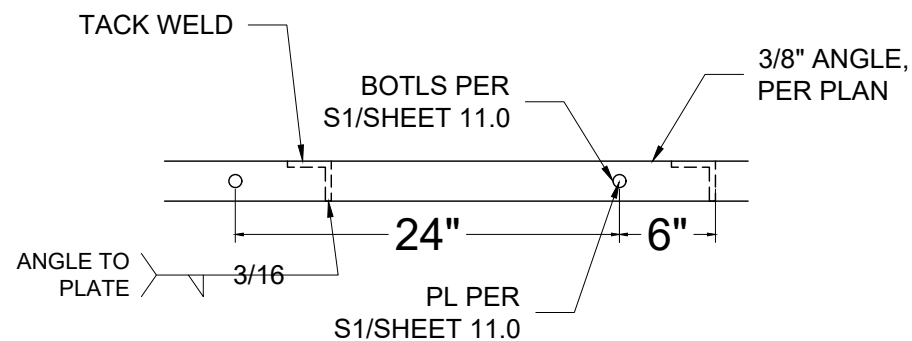
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8845 OVERLAKE DR W 98039
GOODRICH ANDREW R-TTEES
8845 OVERLAKE DR W 98039
Created: 07/16/21
Last Updated: 11/24/2021 10:40 AM Dray

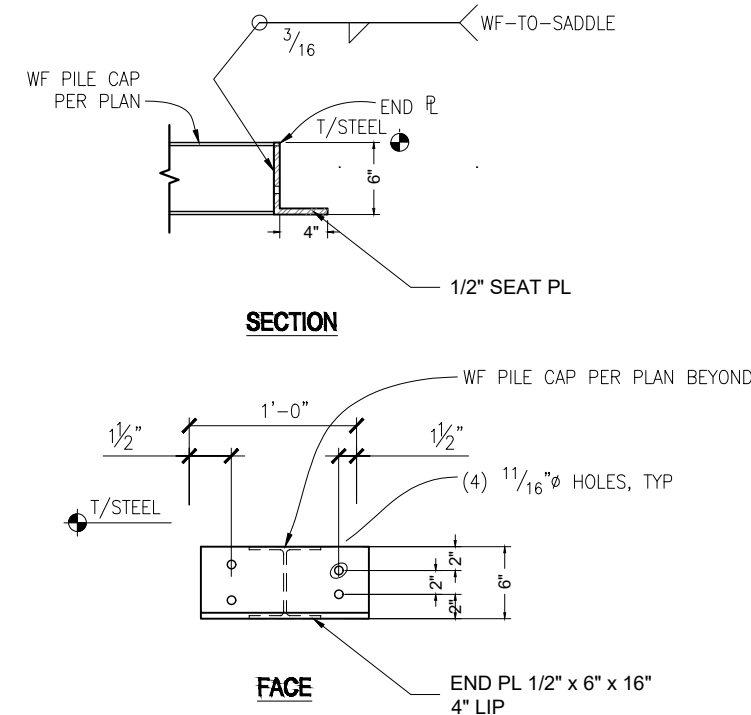
SHEET
11.0

DETAILS - TRACK

S1 DO NOT USE DETAIL



S2 ANGLE TO PLATE - TYP
SCALE: 1" = 1"



S3 BEAM SADDLE BRACKET
SCALE: 3/4" = 1"

S4 DO NOT USE DETAIL

S5 DO NOT USE DETAIL

S6 DO NOT USE DETAIL



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SHEET
12.0

Appendix B: Site Photographs



Photo 1 - Existing dock looking waterward.



Photo 2 - Existing dock looking landward.



Photo 3 - Existing shoreline to the south.



Photo 4 - Existing shoreline to the north.



Photo 5 - Shoreline conditions to the south of the site.



Photo 6 - Shoreline conditions to the north of the site.



DEVELOPMENT
SERVICES

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

Water Depth Waiver Request

Instructions:

1. The Medina Shoreline Master Program requires overwater structures such as piers, floats, moorage covers and boatlifts to have a minimum water depth. (See Chapter 16.65 MMC for water depth standards.)
2. This form may be used to request a waiver from the minimum water depth standard. If requesting a water depth waiver for more than one structure, please complete a separate water depth waiver request for each.
3. Please complete this form and answer the criteria thoroughly. Attach supporting documents as necessary. Your answers must satisfy the criteria to receive approval of the waiver. Requests will be denied if they do not satisfy the criteria.

General Information

Property Owner Name: Alex Smith	Water depth waiver request is for (check one): <input type="checkbox"/> Pier/ Float <input type="checkbox"/> Covered Moorage <input checked="" type="checkbox"/> Boatlift/ Jet Ski Lift <input type="checkbox"/> Buoy/ Moorage Pile
Property Address: 8835 Overlake Dr West Medina, WA 98039	

Contact Information

Contact Person: Madison Johnson	Phone: 206-236-1700
	Email: permits@seabornpiledriving.com
Mailing Address: 1080 W Ewing St Bldg B	City: Seattle State: WA Zip: 98119

Approval Criteria

Please answer the following and provide supporting documentation.

1. Compliance with the water depth is not *feasible* without the need for a shoreline variance:

"Feasible" means an action, such as a development project, mitigation, or preservation requirement, that meets all the following conditions: (1) Can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests that have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results; (2) Provides a reasonable likelihood of achieving its intended purpose; and (3) Does not physically preclude achieving the project's primary intended legal use.

Lift will be relocated to new location with the same water depth as its previous location, and the new location is 30' from the OHWM and within the required moorage triangle. Other properties in the area have lifts located at similar water depths.

Staff Review: Applicant provided evidence satisfying criterion: Yes No

Approval Criteria (Continued)

2. No reasonable alternative exists due to the bathymetry and/or existing overwater structures on adjacent properties:

Bathymetry is the measurement of water depth at various places in a body of water (topography) and the information derived from such measurements.

Lift will be relocated to new location with the same water depth as its previous location, and the new location is 30' from the OHWM and within the required moorage triangle. Other properties in the area have lifts located at similar water depths.

Staff Review: Applicant provided evidence satisfying criterion: Yes No

3. A minimum water depth of five feet is maintained.

Minimum water depth of lift at proposed location is 5'10".

Staff Review: Applicant provided evidence satisfying criterion: Yes No

I declare under penalty of perjury that that all applicable information furnished in support of this request for a waiver is true, correct and complete.

Printed Name: Madison Johnson

Signature: 

Date: 3/1/2022

DECISION:

The request for a waiver from the minimum water depth requirement for a boat lift at 8835 Overlake Drive West is hereby:

- Approved
- Denied

Signature: Stephanie Keyser
~~Director of Development Services~~ Planning Manager

Date: 3/1/2022