



ECCO

August 11, 2023

City of Medina
501 Evergreen Point Rd
Medina, WA 98039

Re: Project# P-23-006 (SDP) & P-23-017 (SEPA)
Project Address 3619 Evergreen Pt Rd
Contact Evan Wehr
Contact Phone (509) 969-1994
Contact Email evan@eccodesigninc.com

Planner Stephanie Keyser

Stephanie-

Below are our responses to your comments in your letter dated August 10, 2023. Your original comments are in bold italics followed by our response in plain text.

Corrections

1. Upon review of the proposed jet skis, it appears that one of them is too close to the ordinary high-water line. Medina's code requires a minimum distance for all lifts to be not less than 30 feet from the ordinary high-water line (MMC Table 16.65.080). Please amend the location of the lift to be compliant with this code provision.

The platform jet-ski lift is greater than 30' from the ordinary high water mark as proposed. I have added a 30' contour to sheet 4 to show that the lift is waterward of 30' from the ordinary high water mark.

Please feel free to contact me if you require any additional information.

Sincerely,

Evan Wehr

PROJECT INFORMATION

APPLICANT:
DAVID HILL

DRAWINGS BY:
ECCO DESIGN INC.
7413 GREENWOOD AVE N
SEATTLE, WA 98103
206-706-3937

SITE ADDRESS:
3619 EVERGREEN POINT RD
MEDINA, WA 98039

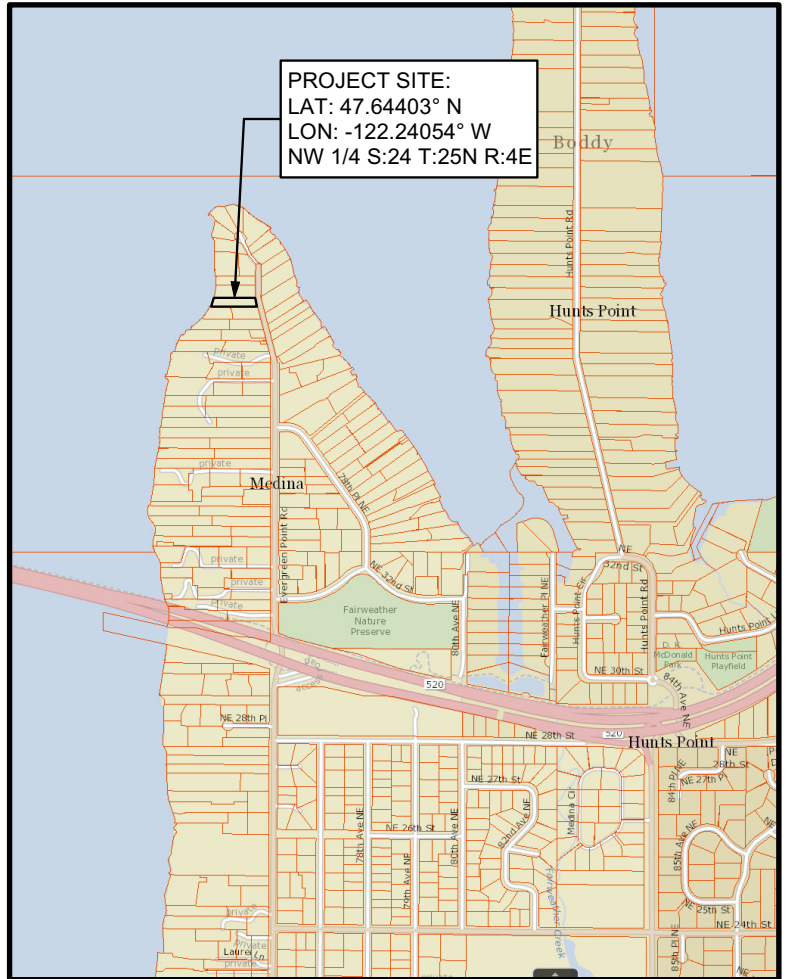
PARCEL NUMBER:
242504-9155

BODY OF WATER:
LAKE WASHINGTON

LEGAL DESCRIPTION:
N 60 FT OF FOLG-BEG AT 1/16 COR OF SEC ON
S LN OF GL 5 TH N 14-39-28 W 310.05 FT TO
TRUE BEG TH N 14-39-28 W 155.02 FT TH N
89-58-39 W 310 FT M/L TO SHORE LN OF LAKE
WASHINGTON TH SWLY ALG SD SHORE LN TO
PT N 89-58-39 W FR TRUE BEG TH S 89-58-39 E
420 FT M/L TO TRUE BEG & SH LDS ADJ LESS
CO RD

PROJECT DESCRIPTION:
REMOVE AN EXISTING PIER AND TWO JET-SKI
LIFTS. CONSTRUCT A NEW PIER. INSTALL A
BOAT LIFT, A PLATFORM LIFT (210 SQ. FT.), AND
A PLATFORM JET-SKI LIFT (210 SQ. FT.). PLANT
NATIVE VEGETATION PER THE PLANTING PLAN.

VICINITY MAP



REFERENCE:

DATUM: C.O.E. Locks Datum

ADJACENT PROPERTY OWNERS:

1. RMMTM Corp
2. Stein Kruse

APPLICANT: David Hill

LOCATION: 3619 Evergreen Point Rd
Medina, WA 98039

LAT/LONG: 47.64403°/-122.24054°

PROPOSED PROJECT:

Pier & Lifts

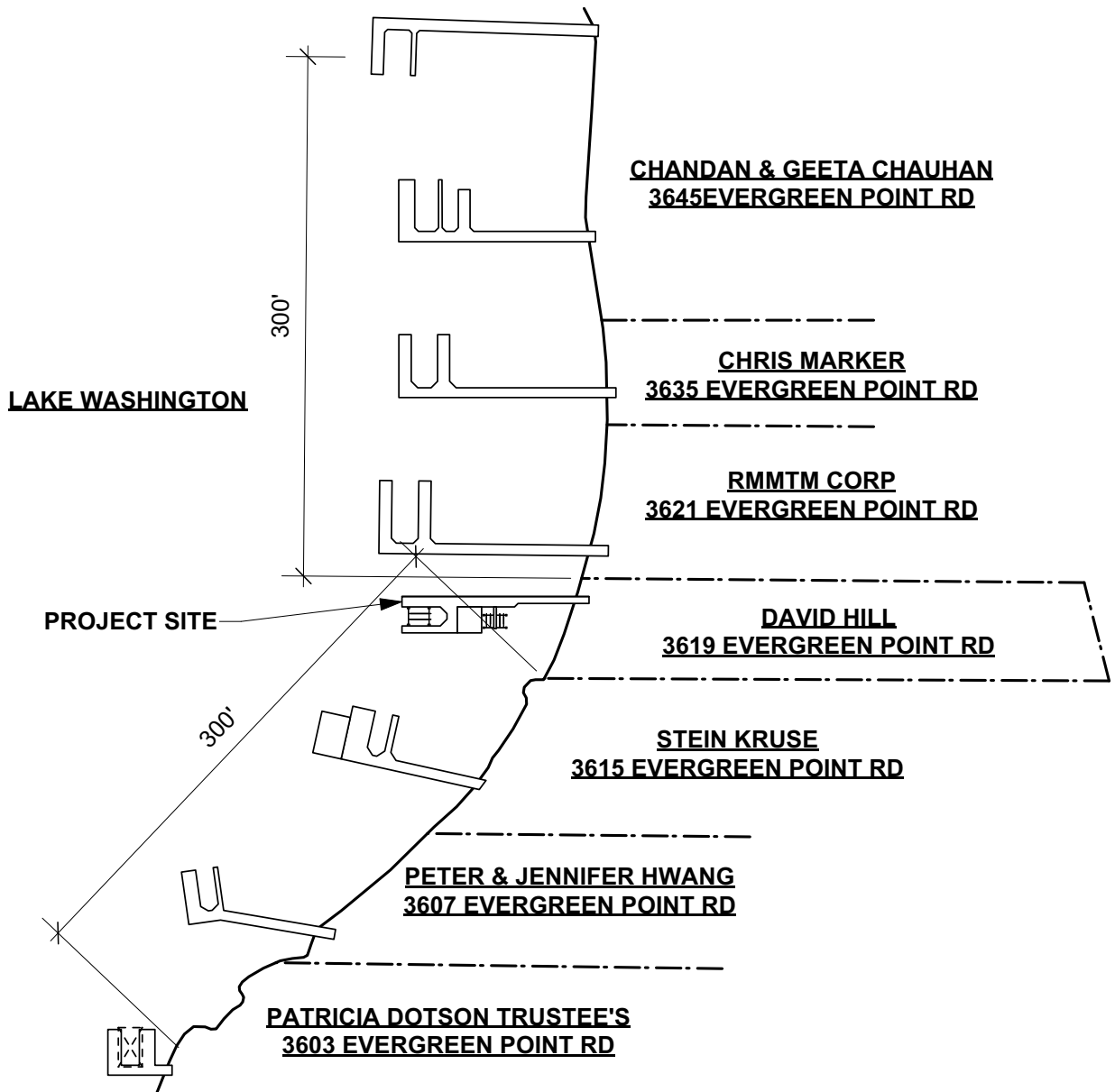
IN: Lake Washington

NEAR/AT: Medina

COUNTY: King **STATE:** WA

SHEET 1 of 9

DATE: August 11, 2023



VICINITY MAP

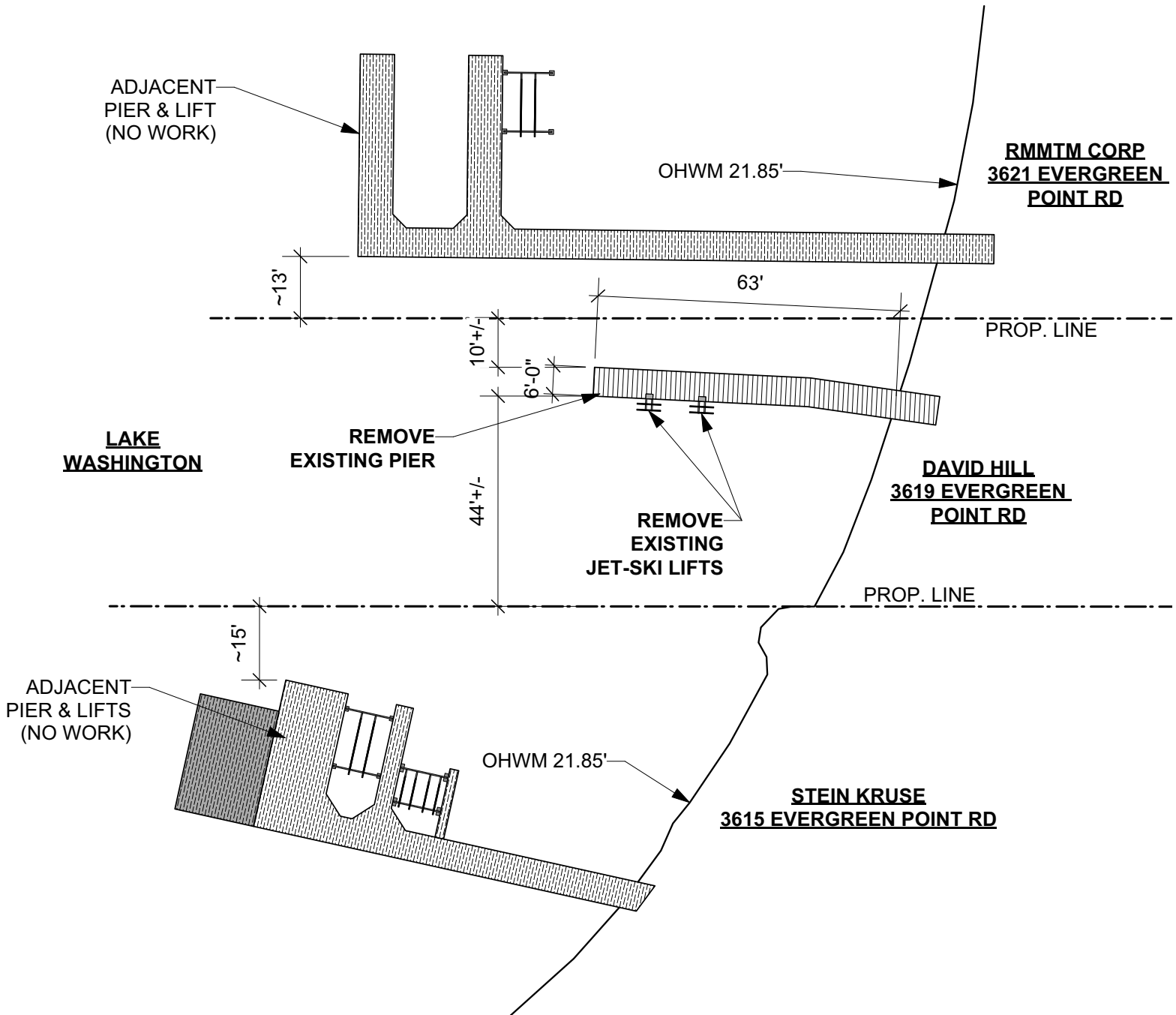
SCALE 1" = 100'-0"



Reference:
Applicant: David Hill

Proposed: Pier & Lifts
Location: Medina, WA

PLEASE NOTE THAT THE SHORELINE CONFIGURATION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE ONLY. PROPERTY LINES AND SHORELINE ARE BASED ON KING COUNTY GIS.



EXISTING SITE PLAN

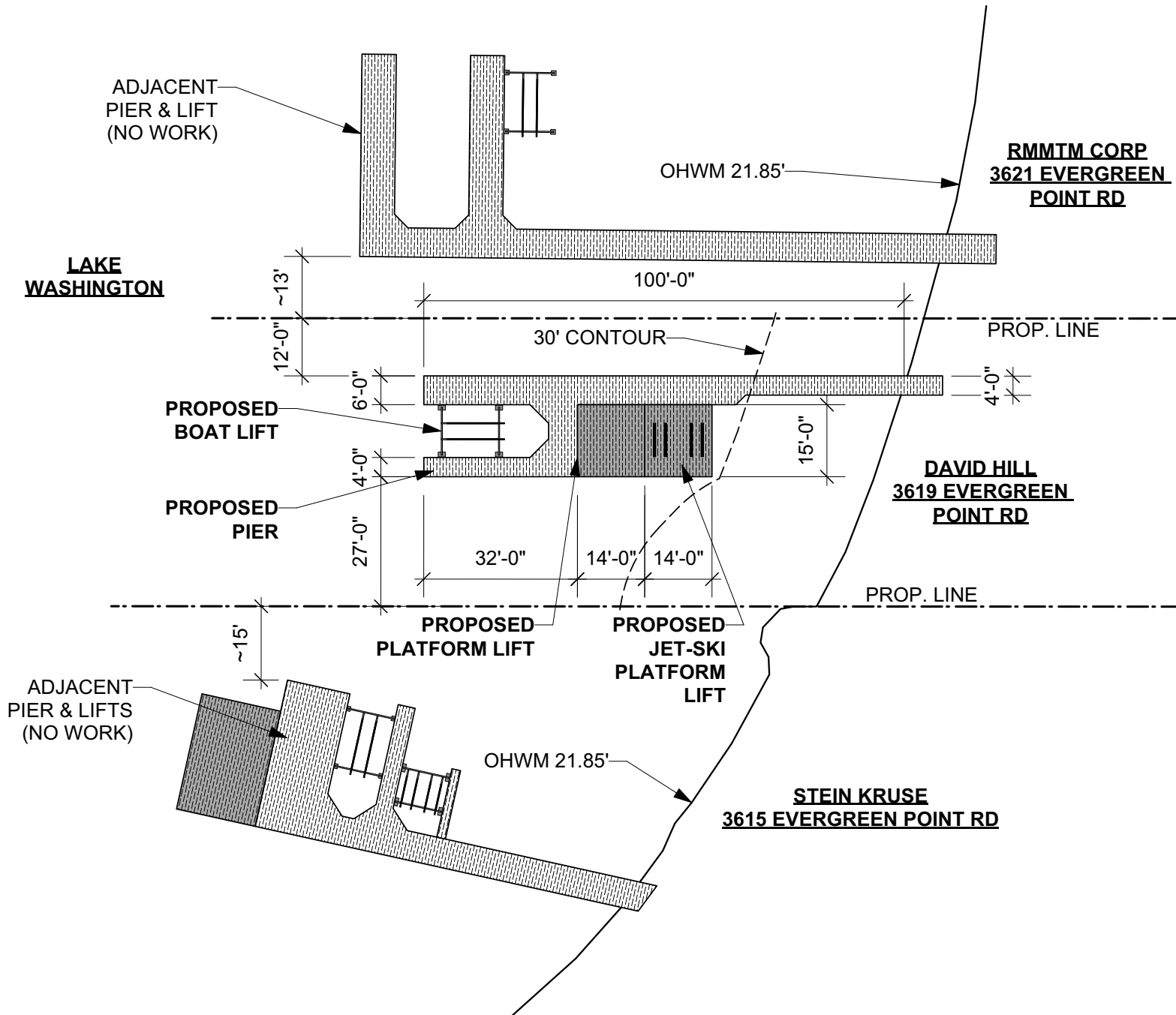
SCALE 1" = 30'-0"



Reference:
Applicant: David Hill

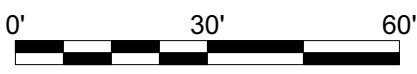
Proposed: Pier & Lifts
Location: Medina, WA

PLEASE NOTE THAT THE SHORELINE CONFIGURATION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE ONLY. PROPERTY LINES AND SHORELINE ARE BASED ON KING COUNTY GIS.



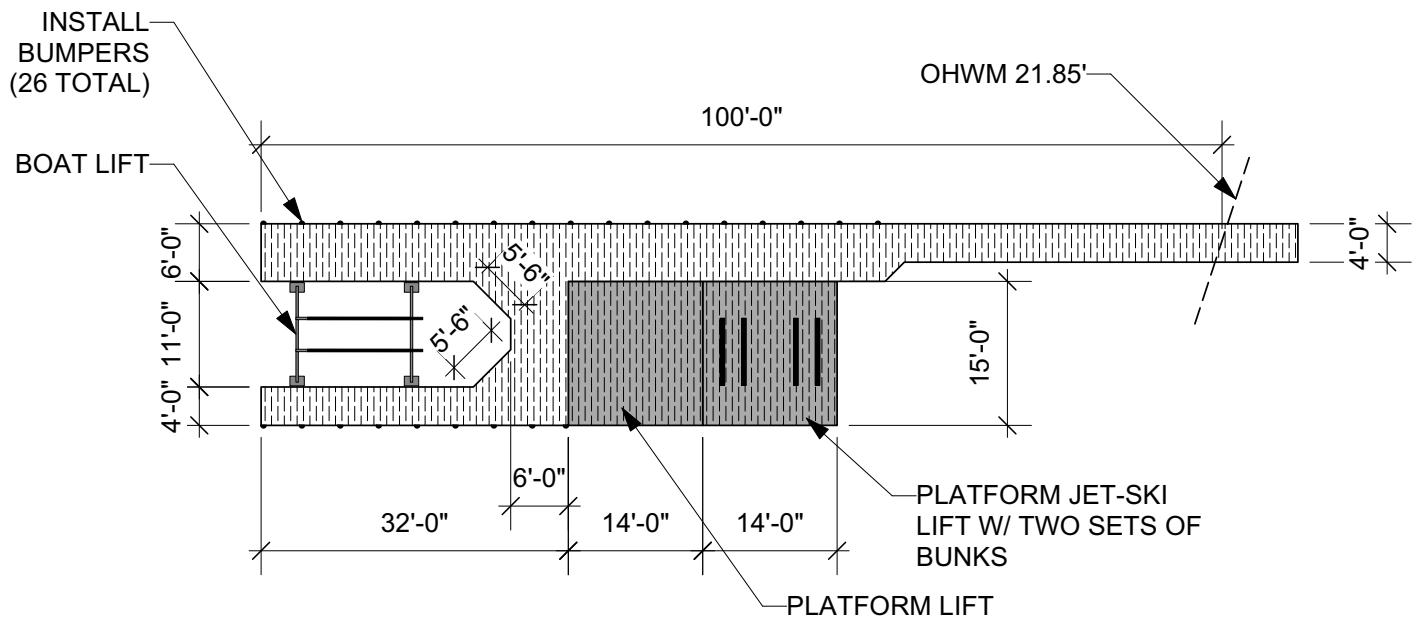
PROPOSED SITE PLAN

SCALE 1" = 30'-0"



Reference:
Applicant: David Hill

Proposed: Pier & Lifts
Location: Medina, WA



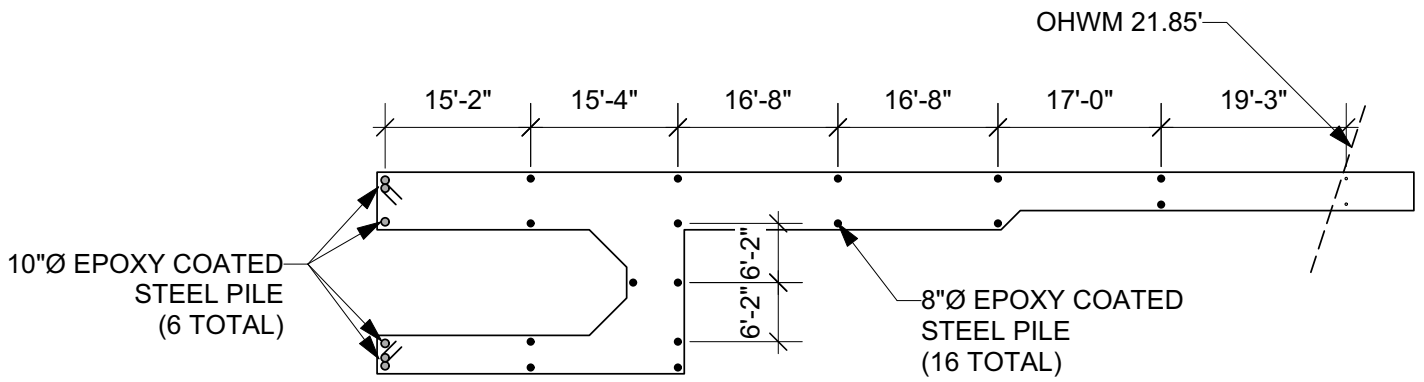
PROPOSED PIER PLAN

SCALE 1" = 20'-0"



Reference:
Applicant: David Hill

Proposed: Pier & Lifts
Location: Medina, WA



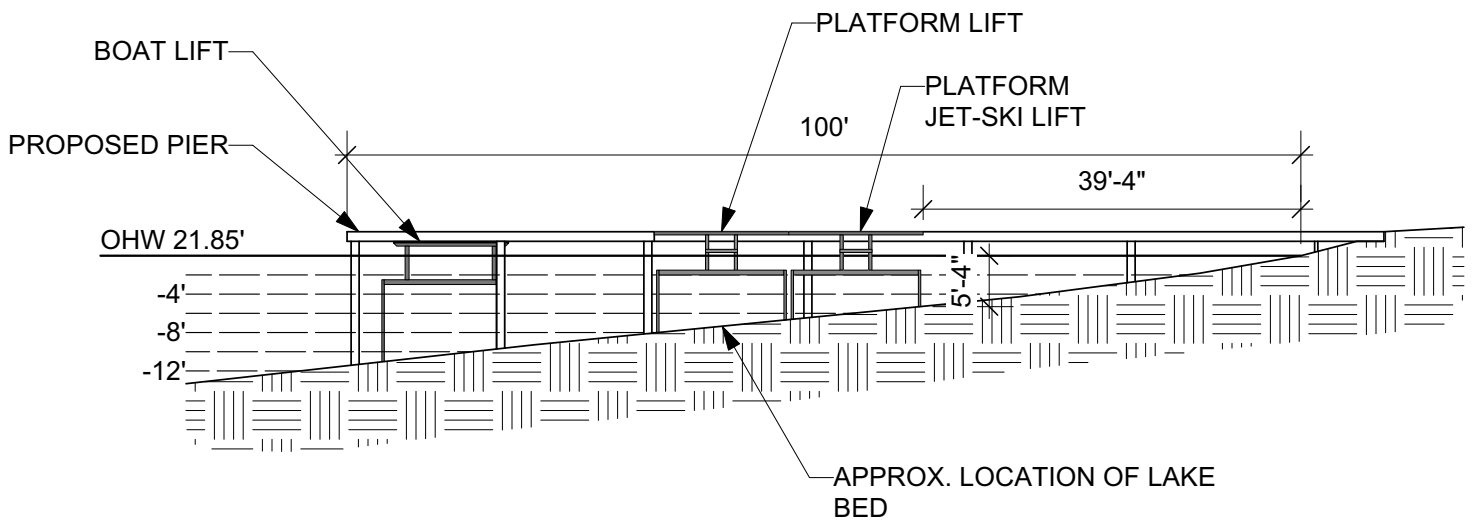
PROPOSED PILE PLAN

SCALE 1" = 20'-0"



Reference:
Applicant: David Hill

Proposed: Pier & Lifts
Location: Medina, WA



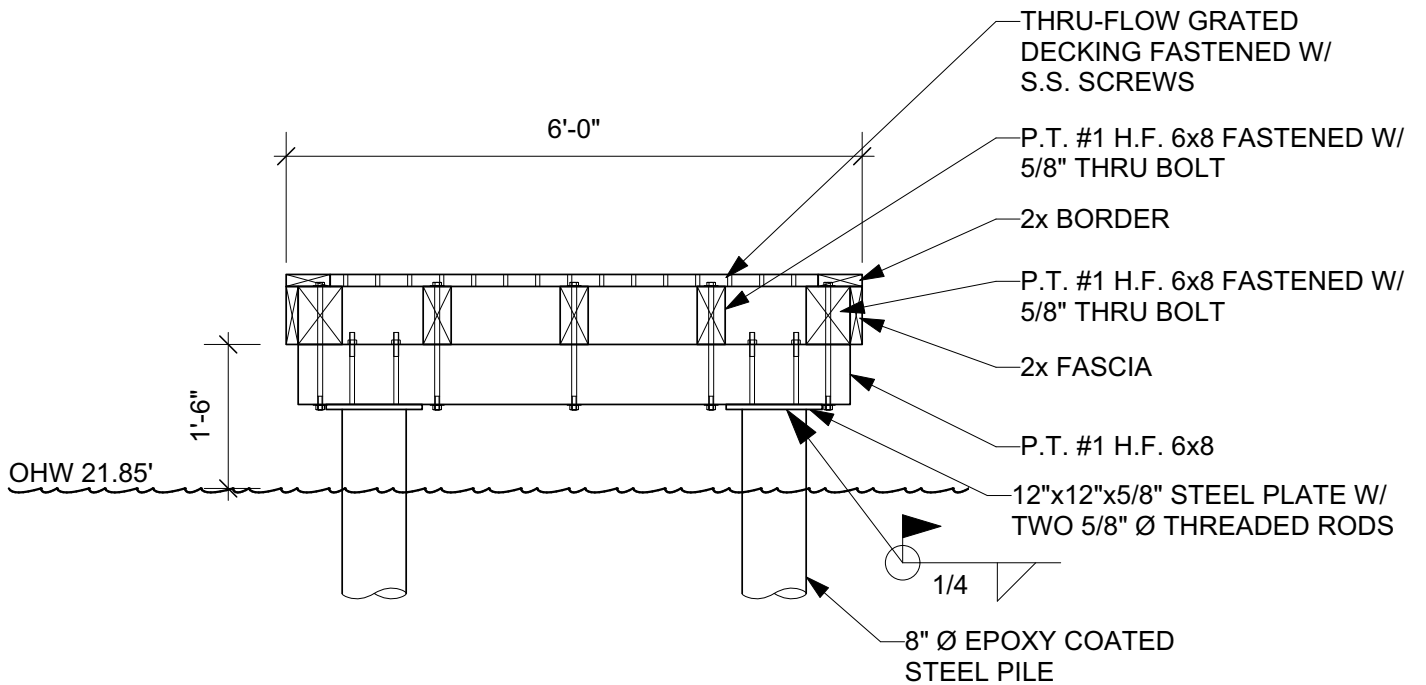
ELEVATION

SCALE 1" = 20'-0"



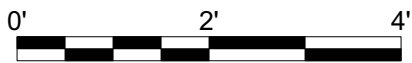
Reference:
Applicant: David Hill

Proposed: Pier & Lifts
Location: Medina, WA



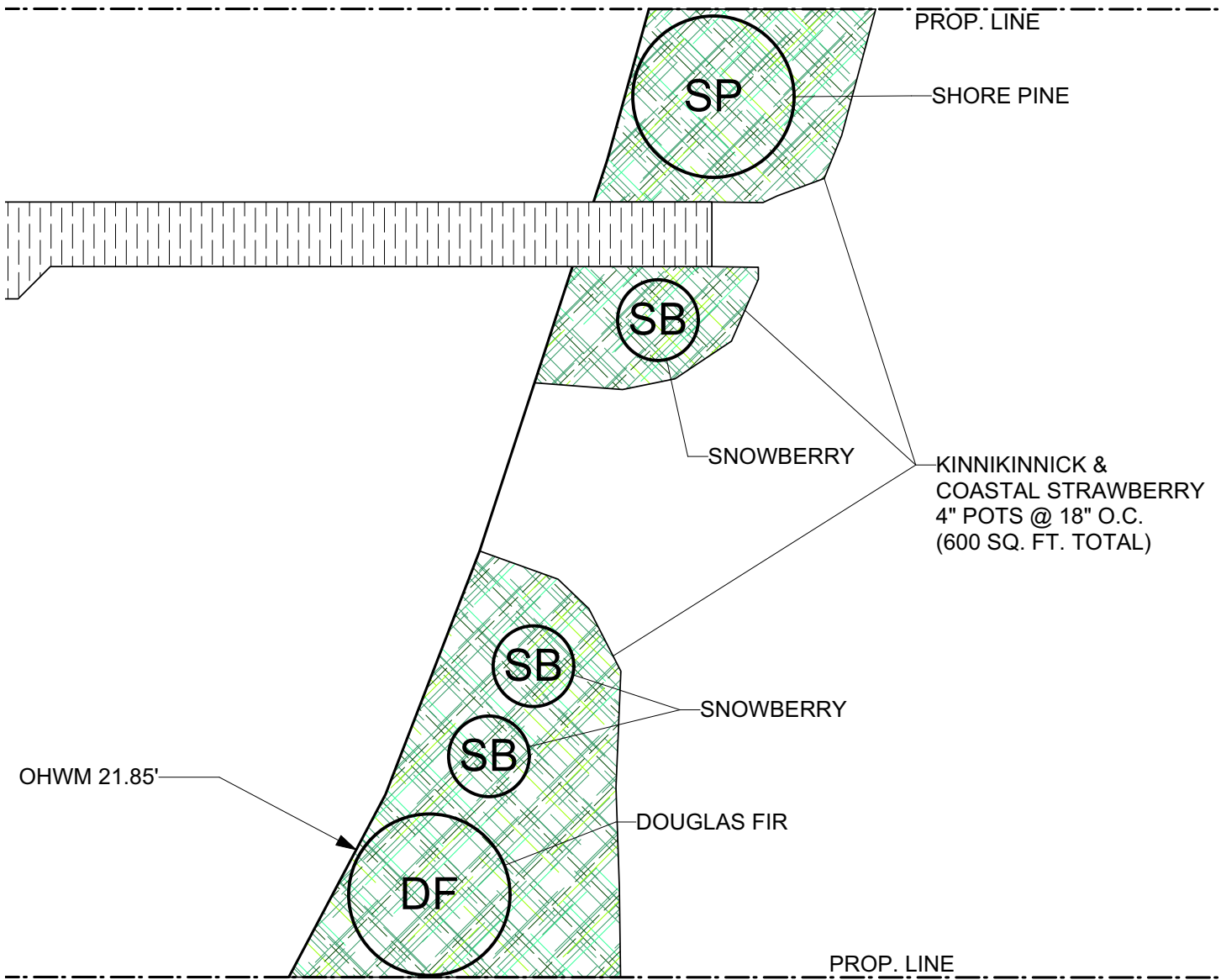
PIER WALKWAY SECTION A **(PROPOSED)**

SCALE 1/2" = 1'-0"



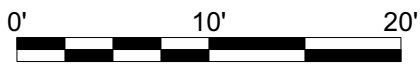
Reference:
Applicant: David Hill

Proposed: Pier & Lifts
Location: Medina, WA



PLANTING PLAN

SCALE 1" = 10'-0"



Reference:

Applicant: David Hill

Proposed: Pier & Lifts

Location: Medina, WA

Sheet 9 of 9 **Date:** 8/11/2023



ECCO

December 4, 2023

City of Medina
501 Evergreen Point Rd
Medina, WA 98039

Re: Project# P-23-006 (SDP) & P-23-017 (SEPA)
Project Address 3619 Evergreen Pt Rd
Contact Evan Wehr
Contact Phone (509) 969-1994
Contact Email evan@eccodesigninc.com

Planner Sharon Snook

Sharon-

Below are our responses to your comments in your letter dated November 3, 2023. Your original comments are in bold italics followed by our response in plain text.

Corrections

1. Planting Plan: Per MMC 16.65.040.E, when a new dock or pier is established, emergent vegetation waterward of the ordinary high-water line per Washington State Fish and Wildlife and/or Corps of Engineers requirements must be established along with a riparian vegetative planting area. The planting plan included in both submittals does not have emergent vegetation waterward of the ordinary high-water line.

Neither WDFW nor the A.C.O.E. require emergent vegetation to be planted waterward of the ordinary high water line for projects like this on Lake Washington. I consulted with Northwest Environmental Consulting (the preparer of the NNL report for the project) regarding the feasibility of establishing emergent vegetation at the site. Their conclusion is that it would be highly difficult to do so due the existing loose gravel substrate at the site. Emergent vegetation needs a muddy substrate to be able to establish. Loose gravel substrates constantly churn from wave action and prevent emergent vegetation from taking hold. The site gets a lot of wave action from boat wakes and storms due to the location and the fetch. Emergent vegetation will naturally establish in areas with the right conditions. Since currently there is none at the site it indicates that it is unlikely to be able to be established. We are currently not proposing emergent vegetation for the project.

Planting plans prepared by a qualified professional are also accepted per MMC 16.65.040.E. All planting plans must include maintenance and monitoring programs including:

- 1. An outline of the schedule for site monitoring***
- 2. Performance standards with 100 percent survival of newly planted vegetation within the first two years of planting, and 80 percent for years three and more***
- 3. Contingency plans identifying courses of action and any corrective measures to be taken if monitoring indicates performance standards are not being met***
- 4. The period of time necessary to establish performance standards has been met, not to be less than three years; and***



ECCO

5. A form of financial security as prescribed in MMC 6.65.060.G of this section.

A monitoring and maintenance plan has been added to sheet 10 of the revised drawings. Regarding the financial security, in the past it has not been required by the city for other projects like this. MMC 16.65.040 G. states that 'the city may require a financial security', not that they will require one. Please confirm that one is required. I have added a note to sheet 10 stating that a financial security will be set up if required by the city.

Please feel free to contact me if you require any additional information or have any questions.

Sincerely,

Evan Wehr