



Seaborn Pile Driving
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Review Response

Date: 07/17/2023

Project Name: Jain Moorage Cover Installation

Response To: P-23-062

To Sharon Snook

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

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

Thank you for your time,



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