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May 23, 2025

**Re: Permit #** SHL24-034  
**Project Name** Thompson Pier Repair  
**Project Address** 9206 SE 33<sup>rd</sup> Pl (parcel # 413930-0310)  
**Reviewer** Molly McGuire, Senior Planner  
**Department** Planning & Development

**Contact:** Evan Wehr  
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Molly,

Below are our responses to the corrections in your letter dated March 31, 2025. Your original comments are in **bold italics** followed by our response in plain text.

#### **Corrections**

1. ***SUB1 Review Comment: MICC 19.13.050(F)(2)(ix) contains standards for structural repair of an existing pier. Please provide documentation that the proposed development meets the following:***

***Structural repair. The structural repair, which may include replacement of framing elements, of moorage facilities that results in the repair of more than 50 percent of the structure's framing elements within a five-year period shall comply with subsections (F)(2)(ix)(a) through (F)(2)(ix)(c) of this section. For this section, framing elements include, but are not limited to, stringers, piles, pile caps, and attachment brackets, as shown in Figure D:***

- a. ***One hundred percent of the decking area of the pier, dock, and any platform lifts must be fully grated with materials that allow a minimum of 40 percent light transmittance;***
- b. ***The height above the OHWM for moorage facilities, except floats, shall be a minimum of one and one-half feet and a maximum of five feet; and***
- c. ***An existing moorage facility that is five feet wide or more within 30 feet waterward from the OHWM shall be replaced or repaired with a moorage facility that complies with the width of moorage facilities standards specified in Table D of this section;***

***SUB1 Applicant Response: I have included permits from 1987 showing that the existing pier is a legal nonconforming structure. Per MICC 19.13.020 A. legal nonconforming structures may be repaired and maintained to the extent that nonconformance with the standards and regulations of chapter 19 are not increased.***

***SUB2 Review Comment: MICC 19.13.020(A) allows for the repair and maintenance of legal nonconforming structures. MICC 19.13.050(F)(2) provides the standards***



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**for the repair and maintenance of legal nonconforming structures. Compliance with this section is required.**

For the pier repairs approved under the SHL23-055 the applicant was allowed to maintain a pier width greater than 5' within 30' of the ordinary high water mark and a pier height less than one and one half feet. If that project was not required to reduce the walkway width or raise the pier height why is this project being required to do so?

- 2. It looks like the two jet-ski lifts were installed sometime between 1999 and 2007 based on aerial imagery. Please provide documentation that they were permitted, or include them in the scope of work for this project.**

The jet-ski lifts have been included in the scope of work for this project. The project description on the revised plans has been updated to include them.

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

Regards,

Evan Wehr