

**FOR PUBLIC HEARING ON MARCH 19, 2024**

To ensure consistency with Proposed Chapter 290, Shoreland Zoning Performance Standards for Piers

1. **Amend Chapter 108, Article VI, § 108-24 Outer Harbor (C.) (2.)** to change height of pier walkways from not exceeding eight feet to not exceeding ten feet above mean high water

**Chapter 108 Article VI, § 108-24 Outer Harbor (C.) (2.)** The height of a pier walkway shall not exceed ~~eight~~ ten feet above mean high water.

2. **Amend Chapter 108 Article VI, § 108-24 Outer Harbor (C.) (11.)** to address adjusting height for SLR in the event of storm damage, significant repair or replacement.

**Chapter 108 Article VI, § 108-24 Outer Harbor (C.) (11.)** In the event of storm damage, significant repair or replacement of existing piers, they shall be raised to a height not to exceed eight ten feet above mean high water, ~~if practicable~~, and structurally reinforced to mitigate the increased adverse impacts of sea level rise or storm surge, and designed in a manner that allows them to be raised in the future to mitigate increased risk of sea level rise. In addition, all significant repairs and replacement of existing piers shall comply with the construction and maintenance standards in Chapter 290, Zoning, Article X, Performance Standards § 290-10.2 Shoreland Areas J. Piers, (19) – (21). For the purposes of this section, “storm damage” or “significant repair” shall mean a cost of repair that exceeds 50% of fair market value of the structure and its appurtenances.

3. **Amend Chapter 108, Article VI, § 108-25, Coastal Harbor (C.) (2.)** to change height of pier walkways from not exceeding ten feet to not exceeding twelve feet

**(C.) (2.)** The height of the pier walkway shall not exceed ~~10~~ twelve feet above mean high water.

4. **Amend Chapter 108, Article VI, § 108-25, Coastal Harbor (C.) (4.)** to address adjusting height for SLR in the event of storm damage, significant repair, or replacement.

- **(C.) (4.)** In the event of storm damage, significant repair or replacement of existing piers, they shall be raised to a height ~~of not to exceed eight~~ twelve feet above mean high water, ~~if practicable~~, and structurally reinforced to mitigate the increased adverse impacts of sea level rise or storm surge, and designed in a manner that allows them to be raised in the future to mitigate increased risk of sea level rise. In addition, all significant repairs and replacement of existing piers shall comply with the construction and maintenance standards in Chapter 290, Zoning, Article X, Performance Standards § 290-10.2 Shoreland Areas J. Piers, (19) – (21). For the purposes of this section, “storm damage” or “significant repair” shall mean a cost of repair that exceeds 50% of fair market value of the structure and its appurtenances.

5. **Amend Chapter 108, Article VI, §, 108-26 Consolidated Piers (E)** to change height of pier walkways from not exceeding eight feet to not exceeding ten feet in the Outer Harbor, and in the Outer Harbor from not exceeding ten feet to not exceeding twelve feet.
  - E. The height of the consolidated pier walkway above mean high water shall not exceed ~~eight~~ **ten** feet above mean high water in the Outer Harbor and shall not exceed ~~10~~ twelve feet above mean high water in the Coastal Harbor.
  
6. **Chapter 108, Article VI, § 108-26 Consolidated Piers (L)** amend to address height for SLR in the event of storm damage, significant repair or replacement.
  - L. In the event of storm damage, significant repair or replacement of existing consolidated piers, they shall be raised to a height not to exceed ~~of eight~~ ten feet above mean high water ~~if practicable,~~ in the Outer Harbor, and shall not exceed ~~10~~ twelve feet above mean high water in the Coastal Harbor and shall be structurally reinforced to mitigate the increased adverse impacts of sea level rise or storm surge, and shall be designed in a manner that allows them to be raised in the future to mitigate the increased risk of seal level rise. In addition, all significant repairs and replacement of existing piers shall comply with the construction and maintenance standards in Chapter 290, Zoning, Article X, Performance Standards § 290-10.2 Shoreland Areas J. Piers, (19) – (21). For the purposes of this section, “storm damage or significant repair” shall mean a cost of repair that exceeds 50% of the fair market value of the structure and its appurtenances.