

April 20, 2022

City of Mercer Island Planning & Development  
9611 SE 36<sup>th</sup> ST  
Mercer Island, WA 98040

**RE: Moran Development**

This letter includes our responses to comments received from Pierce County regarding the Swanson Development project on January 11, 2022. We have reviewed and revised the plan set and associated reports/documents to reflect the changes requested.

**Plan Sheets**

1. The City of Mercer Island has standards for new and redevelopment projects per MICC 15.09.050. If the project results in 2,000 square feet, or greater, of new plus replace hard surface area, or has a land disturbing activity of 7,000 square feet or greater, or results in a net increase of impervious surface of 500 square feet or greater, then a full drainage plan and drainage report prepared, stamped and signed by a licensed civil engineer, and meeting MICC 15.09.050 are required prior to take in a permit. The submitted permitting package does not include a full drainage report.

The submitted drainage plan does not meet the requirement under MICC 15.09.050. Please prepare a drainage plan to meet the code requirements. The city map shows that LID BMPs is not feasible for this site, you will need to provide an onsite detention system for this project.

**Response: Acknowledged, drainage plans have been updated to show detention. Detention sizing has been designed per the City of Mercer Island Detention Sizing Handout. A full drainage report and CSWPPP have been provided with this submittal.**

2. The City of Mercer Island GIS shows a piped and unpiped Type Ns watercourse with its associated buffer/setback in the northern portion of the lot. Please show the watercourse and the extent of its setback and buffer on the site plan.

**Response: Noted, plans have been updated to show the water course buffer and setbacks.**

3. Please note that the proposed driveway travels through the buffer and setback. MICC 19.07.180(B)(1)(c) generally prohibits development within watercourses or buffers, unless the driveway meets the standards of water crossing structures listed in WAC 220-660-190. The driveway is allowed within the piped watercourse setback provided it meets the stormwater management requirements listed in MICC 15.09.

**Response: Critical areas review/study has been performed. See Critical Areas Report, Impact Analysis & Mitigation Plan submitted with this project.**

4. Please note that structures, including retaining walls, are not allowed within critical area buffers or their setbacks. It appears that northern side of the proposed house may be close to the watercourse buffer and its setback and that retaining walls are proposed to be within the piped watercourse buffer.

You may apply to have the width of the watercourse buffer/setback to be averaged or reduced. either of these options would require an application for a Critical Area Review 2. If you can demonstrate that the watercourse should not be a regulated watercourse, you can apply for a Critical Area Review 1. Both of these types of review would require a critical area study prepared by a qualified professional that shows that the proposed development would not have a negative impact on the site's ecological functions.

Response: Critical areas review/study has been performed. See Critical Areas Report, Impact Analysis & Mitigation Plan submitted with this project.

5. MICC 19.02.020(C)(1)(c)(i)((b)) states that for lots with a width of more than 90 feet, the sum of the side yards' width shall be a width that is equal to at least 17% of the lot width. This lot is 150 feet in width, so the widths of the side yards must add up to 25.5 feet, with a minimum width of 8.5 feet. Please revise the side yard widths shown on the site plan accordingly.

Response: Noted, site plan has been revised to show side yard widths.

Please feel free to contact us with any questions.

Sincerely,  
JMJ TEAM

A handwritten signature in black ink, appearing to read "Justin Jones", written in a cursive style.

Justin Jones

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