

April 28, 2022

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CHECKLIST RESPONSES: HEADRICK RESIDENCE PHASE 2
Intake Screening - 2202-128 – Incomplete – 8822 SE 62ND ST, MERCER ISLAND

~~SEE~~ EMAIL ATTACHMENTS

LAND USE ACTIONS REQUIRED

(1) SEPA checklist waived: see email from Tim McHarg and public notice of decision issued during phase 1 of this project. (attached)

SURVEYS REQUIRED PRIOR TO FINAL INSPECTION

(2) A note has been added to the sheet A1 & A2.1 requiring as-built survey for impervious surface, lot coverage, and or hardscape area prior to final inspection

(3) A note has been added to the sheet A1 & A2.1 requiring as-built survey for property line/setback survey prior to final inspection.

PERMIT SET DRAWINGS

(4) A site plan has been added showing dimensioned foundation & location, setbacks, and property lines. See sheet A2.1

(5) Building pad area line has been added to the site plan See sheet A2

(6) See plan of garages indicating number of vehicles; shown on site plan, sheet A2

(7) Critical areas part of phase 1 permit. Old & new critical area setback and buffer shown on site plan, sheet A2.

(8) Lot coverage, hardscape, and GFA calculations: See sheet A2.2

(9) See site plan sheet A2 & A2.1 for minimum required yard setbacks

(10) Land use applications associated with this project as follows: phase 1 building permit 1905-249 and phase 1 critical areas CA019-014, approved as part of phase 1.

(11) Indicate utility easements. Shown on site plan A2. Text of easements on sheet A2.1

ELEVATION DRAWINGS

(12) Existing and finish grade shown on elevations, and site plan sheet A2.

(13) Maximum downhill building façade and height indicated on site plan, sheet A2. The main finish floor is typically 12-24" above exterior grade. The basement is fully below grade.

(14) The partial basement is fully below grade, and surrounded by new foundation crawl space. See schematic on sheet A2.2

(15) There will be minimal cut and fill outside of the building footprint. Approximately 30 to 40 yards of topsoil will likely be brought in to fill in depressions. See A2.

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ADDITIONAL COMMENTS

(16) Drainage course is shown on sheet A2. Old and new critical area setbacks shown on same sheet Type 3 watercourse, category IV wetland and piped watercourse shown on site plan, sheet A2.

(17) This project categorically exempt from SEPA. See comment under "LAND USE" section, item (1)

(18) Storm drainage easement and storm maintenance easement shown on site plan A2. Easement documents shown on sheet A2.1.

(19) Preliminary survey was added to set by mistake. Final survey and vicinity map is part of the revised drawing set.

(20) Phase 1 approved under permit 1905-249 and CA)19-014; Includes garage, swimming pool and related deck/patio, driveway expansion, complete stormwater conveyance system, rockery, etc.

INTAKE COMMENTS; TREES

(21) See email from John Kenney. In his preliminary review of emailed plan and arborist report he has indicated that material is sufficient for intake.

SEE CHECKLIST RESPONSES FOR NUMBERS

INTAKE COMMENTS PLANNING		Reviewer	Lauren Anderson	
		Email	Lauren.Anderson@mercerisland.gov	
		Status	Not Accepted – Resubmit Entire Submittal Package for Reviewer App	
Land Use actions Required				
<input type="checkbox"/>	Shoreline Permit			
<input type="checkbox"/>	Critical Area Review 1			
<input type="checkbox"/>	Critical Area Review 2			
1	<input checked="" type="checkbox"/>	Environmental Review (SEPA Checklist)		
	<input type="checkbox"/>	Accessory Dwelling Unit (ADU)		
	<input type="checkbox"/>	Lot Line Revision		
	<input type="checkbox"/>	Other		
Surveys Required Prior to Final Inspection				
	<input type="checkbox"/>	A building height survey is required prior to final inspection		
2	<input checked="" type="checkbox"/>	An impervious surface, lot coverage, and or hardscape survey is required prior to final inspection		
3	<input checked="" type="checkbox"/>	A property line/setback survey is required prior to final inspection		
Permit Set Drawings				
	<input checked="" type="checkbox"/>	Site Plan		
	<input type="checkbox"/>	Lot size and slope	<input type="checkbox"/>	Provide land use zone (R8.4, 9.6, 12, 15)
	<input type="checkbox"/>	Provide site address	<input type="checkbox"/>	Indicate location of ADU and entrance
	<input type="checkbox"/>	Indicate property lines and dimensions	<input type="checkbox"/>	Topo/boundary line survey
4	<input checked="" type="checkbox"/>	Indicate building dimensions	<input type="checkbox"/>	Provide a site plan to scale (1" = 10' minimum)
	<input type="checkbox"/>	Provide a legal description	<input type="checkbox"/>	Indicate driveway length and width
5	<input checked="" type="checkbox"/>	Indicate building pad area (not building footprint)	<input type="checkbox"/>	Indicate adjacent street names
6	<input checked="" type="checkbox"/>	Parking: amount of covered and uncovered stalls		
	<input type="checkbox"/>	Provide name and telephone number of applicant and contact person		
7	<input checked="" type="checkbox"/>	Indicate critical areas and buffers (wetland, watercourse, steep slope)		
	<input type="checkbox"/>	Indicate shoreline setbacks with dimensions measured from the Ordinary High-Water Mark (0-25' & 25'-50')		
	<input type="checkbox"/>	Indicate location and height of walls, rockeries, fences, and fall protection (existing and proposed)		
8	<input checked="" type="checkbox"/>	Provide lot coverage, hardscape & GFA calculations		
	<input type="checkbox"/>	If adding >500ft ² GFA within the shoreline area (200' from Lake) provide a planting plan		
	<input type="checkbox"/>	Provide a scale and North arrow indicating Northern direction		
	<input type="checkbox"/>	Clearly indicate existing and proposed buildings and other improvements		
9	<input checked="" type="checkbox"/>	Indicate required yard setbacks (minimum distance from structures to property lines)		
10	<input checked="" type="checkbox"/>	Indicate any land use applications associated with this property/project		
	<input type="checkbox"/>	Indicate any plat restrictions or conditions of approval for this property/project		
11	<input checked="" type="checkbox"/>	Indicate easements		
	<input checked="" type="checkbox"/>	Utility	<input type="checkbox"/>	Ingress/Egress
			<input type="checkbox"/>	Other
	<input checked="" type="checkbox"/>	Elevation Drawings		
	<input type="checkbox"/>	Indicate buildings and proposed height		
12	<input checked="" type="checkbox"/>	Indicate existing grade & finished grade		
	<input type="checkbox"/>	Indicate Average Building Elevations (ABE) on all elevation drawings with ABE calculations		
13	<input checked="" type="checkbox"/>	Indicate maximum downhill building façade and height		
	<input type="checkbox"/>	Height of appurtenances above max height		
	<input type="checkbox"/>	Indicate allowable building height on all elevation drawings		
14	<input checked="" type="checkbox"/>	Provide calculations for any basement areas being excluded from allowable gross floor area		
15	<input checked="" type="checkbox"/>	Indicate amount of grading (amount of cut and fill) outside the building footprint		

ADDITIONAL COMMENTS

16 Show the buffers that were approved under CAO19-014. Reference CAO19-014 and note on plan set. Noting CAO19-014 is important to show that the old critical areas code applies to this project under CAO19-014 approval for the phase I and phase II work.

Please illustrate and label the type 3 watercourse, category IV wetland, and piped watercourses.

17 Please apply for SEPA review as this site is considered lands covered by water [WAC 197-11-756]. The NOA can be combined with the building permit NOA to have one public comment period and noticing. The optional DNS process will be used. Please submit a concurrent review form. This allows the reviews to be simultaneous to save time.

Please contact me if you have any questions or concerns.

18 Plan set: Label the 25' storm easement and the note recording number (198809140722). Label the sewer & storm easement and note the recording number (198202230542).

19 Survey needs vicinity map and the surveyor's stamp and signature.

20 On the site plan please note that phase I was approved under 1905-249. Note what was approved during phase 1; i.e. driveway expansion, garage, swimming pool, pool deck, stormwater conveyance system, rockery, etc.

Notes to DSG Staff For Internal Use Only--No Applicant Response Required

INTAKE COMMENTS TREES	Reviewer	John Kenney
	Email	John.Kenney@mercerisland.gov
	Status	Not Accepted – Resubmit Entire Submittal Package for Reviewer Approval
	Submittal	First Intake Screening

If a box is checked, please provide the information in your next submittal

SUBMITTAL ITEMS

1. The Mercer Island Tree Inventory Form

- Provide the City's Mercer Island Tree Inventory Form

2. Arborist report/tree inventory

- 2) Provide an Arborist report, prepared by a qualified Arborist. Include the following information in the arborist report.
- 1. Description of how the arborist meets the threshold requirements for Qualified Arborist.
 - 2. A complete description of each tree's diameter, species, critical root zone, limits of allowable disturbance, health, condition, and viability.
 - 3. A description of the method(s) used to determine the limits of allowable disturbance (i.e., critical root zone, root plate diameter, or a case-by-case basis description for individual trees).
 - 4. Any special instructions specifically outlining any work proposed within the limits of disturbance protection areas (i.e. hand-digging, air space, tunneling, root pruning, any grade changes, clearing, monitoring, and aftercare).
 - 5. For trees not viable for retention, a description of the reason(s) for removal based on poor health, high risk of failure due to structure, defects, unavoidable isolation, windfirmness, unsuitability species, etc. If there is no reasonable alternative action (pruning, cabling, etc.) possible, replacement recommendations must be given.
 - 6. Describe the impact of necessary tree removal on the remaining trees, including those in a grove or on adjacent properties.
 - 7. Describe timing and installation of tree protection measures. Such measures must include fencing and be in accordance with the tree protection standards as outlined in MICC 19.10.
 - 8. The suggested location and species of replacement trees to be used when required. The report shall include planting and maintenance specifications to ensure long term survival.
 - 9. **A Tree Inventory** containing the following:
 - a. A numbering system of all existing large trees on the property (with corresponding tags on trees). The inventory shall also include large trees on adjacent property with driplines or critical root zones extending into the property.
 - b. Tree size (diameter).
 - c. Proposed tree status (retained or proposed for removal).
 - d. Tree type or species.
 - e. Identify all Exceptional trees and differentiate between those less than 24 inches and those greater than or equal to 24 inches in diameter.
 - f. Brief general health or condition rating of each tree (i.e. poor, fair, good, etc.).

3. Site/tree retention plan

Indicate the following on all civil/utility and grading sheets. If there are no civil sheets indicate on the architectural site plan

- 1. Location of all proposed *improvements* (building footprint, access, utilities, buffers, required landscape areas).
- 2. Surveyed location of all large trees and Exceptional trees on the property
- 3. Show dripline and limits of disturbance for Large trees on site and adjacent properties if driplines extend over the subject property line.

NedNelson@msn.com

From: Tim McHarg <tim.mcharg@mercerisland.gov>
Sent: Thursday, April 21, 2022 10:29 AM
To: Ned Nelson
Cc: Niels Pedersen
Subject: RE: 2202-128

Ned:

I haven't had the chance to review any of the files, since I am trying to resolve my and Lauren's projects and permits that have resubmitted and are actively in review.

Thank you for providing this. This is adequate for the purpose of a City determination that the project is exempt from SEPA. Please provide the NOA and this email with your resubmittal, and refer to them in your response to the comment regarding SEPA.

Please note that my last day with the City of Mercer Island is May 6.

Tim McHarg, AICP
Principal Planner
City of Mercer Island
206-275-7717 | 206-817-6977 | mercerisland.gov

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).

From: Ned Nelson <NedNelson@msn.com>
Sent: Thursday, April 21, 2022 10:13 AM
To: Tim McHarg <tim.mcharg@mercerisland.gov>
Cc: Niels Pedersen <niels@wetlandresources.com>
Subject: 2202-128

CA019-014

Dear Tim,
Please see attached public notice of decision. This was finished last year. You may have not had a chance to review the phase 1 file.
I think this is the documentation you were looking for in your item 5 response (4/13/22 email) that I copied below. There is quite a bit of documentation in the file, including a third party review of the drainage course that was required by the city.
Thanks, and let me know.

Ned Nelson

From: Ned Nelson <NedNelson@msn.com>
Sent: Wednesday, April 13, 2022 2:57 PM

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



PUBLIC NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that approval has been granted for the application described below:

File No.:	CAO19-014
Permit Type:	Type III
Description of Request:	A request for a Critical Areas Determination review to construct a new detached garage, reconfigure an existing swimming pool and extend an existing driveway. Demolition and restoration work will occur within a Category IV wetland and Type 3/Ns watercourse buffer. There was a determination as to whether a watercourse that appeared on the City's GIS map existed on the site. It was determined that the watercourse did not exist.
Applicant/ Owner:	Ned Nelson (Ned Nelson, Architect) / Greg & Jennifer Headrick
Location of Property:	8822 SE 62 nd Street Mercer Island WA 98040 Identified by King County Assessor tax parcel number: 865050-0040
SEPA Compliance:	<input checked="" type="checkbox"/> The proposal is categorically exempt from SEPA pursuant to WAC 197-11-800(1)(b)(i).
Applicable Development Regulations:	Pursuant to Mercer Island City Code (MICC) 19.15.030 Table A, applications for critical area determinations are required to be processed as Type III land use reviews. Processing requirements for Type III land use reviews are further detailed in MICC 19.15.030 Table B.
Other Associated Permits:	Building permit 1905-249 is currently under review.
Project Documents:	Please follow this file path to access the associated Critical Area Determination documents for this project: https://mieplan.mercergov.org/public/CAO19-014/
Decision:	Approved subject to conditions.
Appeal Rights:	<i>DISCLAIMER: This information is provided as a courtesy. It is the ultimate responsibility of the appellant to comply with all legal requirements for the filing of an appeal.</i> Parties of record have the right to appeal certain permit and land use decisions. In some cases, other affected parties also have appeal rights. Depending on the type of decision, the appeal may be heard by a City Hearing Examiner, Commission, Board, or City Council, or outside the City to the State Shoreline Hearings Board, the State Growth Management Hearings Board, or King County

Superior Court. For a comprehensive list of actions and the applicable entity who will hear the appeal, see MICC 19.15.030 Table B.

If you desire to file an appeal of a decision that is appealable to the City, you must submit the appropriate form and file it with the City Clerk **within the time stated in the Notice of Decision**. Forms are available from the Development Services Group. Upon receipt of a timely complete [appeal application](#) and [appeal fee](#), an appeal hearing will be scheduled. To reverse, modify or remand a decision, the appeal hearing body must find that there has been substantial error; the proceedings were materially affected by irregularities in procedure; the decision was unsupported by material and substantial evidence in view of the entire record; or the decision is in conflict with the City's applicable decision criteria.

**Application Process
Information:**

Date of Application: June 26, 2019

Determined to Be Complete: July 25, 2019

Public Comment Period: July 29, 2019 through 5:00 PM on August 28, 2019

Date Notice of Decision Issued: October 4, 2021

Appeal Filing Deadline: 5:00 PM on October 18, 2021

Project Contact:

Lauren Anderson / Planner
Community Planning & Development
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7704
Lauren.Anderson@mercerisland.gov

NedNelson@msn.com

From: John Kenney <John.Kenney@mercergov.org>
Sent: Wednesday, April 20, 2022 7:20 AM
To: Ned Nelson
Cc: neal@arboristsnw.com
Subject: RE: 2202-128-intake 1

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Ned,

That information would allow me to take the project in for review. Please submit it along with the other information planning requested.

TREE PLAN & SUMMARY
SUBMITTED

(Please include the City of Mercer Island project number in the subject line for all permit-related correspondence)

John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor
City Arborist
City of Mercer Island - Community Planning & Development
206.275.7713 | mercerisland.gov/trees
Schedule an inspection: [Inspection Scheduling](#)

Due to the COVID-19 outbreak, Community Planning and Development has modified our operations. City Hall and the Permit Center are closed to the public. There is no "walk in" permit service; staff are working remotely and services are being continued via remote operations. More information is available on the City's website: mercerisland.gov/cpd Please contact us by phone for general customer support at 206-275-7626.

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW)

From: Ned Nelson <NedNelson@msn.com>
Sent: Tuesday, April 19, 2022 3:40 PM
To: John Kenney <John.Kenney@mercergov.org>
Cc: neal@arboristsnw.com
Subject: 2202-128-intake 1

PLAN & SUMMARY SENT
TO JOHN K. FOR PRELIM. REVIEW

John,
Current status of project. Contractor does not want to start until phase 2 has been approved. Neal has done a current field visit on 3/12/22 (see note on sheet L1) and has confirmed that all trees on site remained the same. Tree inventory sheet has not changed. No new trees will be removed as part of phase two.

Will this information meet your intake criteria? Let Neal and I know. Can this be sent to you separately, or does it come back in when all intake comments are taken care of.

Thanks ned