



CITY OF MERCER ISLAND

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June 9, 2017

Brad Sturman
Sturman Architects
Via email

Re: First Review Letter CAO17-004/SEP17-009
7880 SE 80th PL Mercer Island, WA 98040; Parcel ID: 536800-0300

Dear Brad Sturman,

The City has completed the first round of review for CAO17-004/SEP17-009. Following review of the application, City staff has determined that additional information is necessary to ensure compliance with the Mercer Island City Code (MICC) and to continue processing of the application. Required information and corrections are detailed below.

1. Please clearly indicate what the proposed buffer reduction is for the piped watercourse (Watercourse B), and the piped watercourse and open type 3 watercourse (Watercourse A). Following review of the plans it appears that the piped watercourse buffer on the west property line will be reduced from 25 feet to 14 feet. The piped watercourse on the east property line appears to be reduced from 25 feet to 8 feet, and the open type 3 watercourse buffer will be reduced from 35 feet to 10 feet.
2. Please provide additional narrative regarding the proposed mitigation will result in a direct benefit to the piped and open watercourse buffer and associated ecological functions.
3. Please respond to the recommendations from Tobin's ESA review memo attached. (Attachment A). Please explain in more detail why daylighting is not an option. Please note that for piped and restored watercourses, including daylighted streams, the Code Official may adjust the buffer width pursuant to MICC 19.07.070(B)(1). Staff anticipates that a buffer width of not less than 10 feet may be appropriate for the restored watercourse; as that is the proposed buffer width for the upper open type 3 watercourse.
4. Please provide details on how the proposal is meeting the 7 requirements listed under MICC 19.07.030(A)(10)(a-g). More specifically, please address requirement "a." in regards to the open type 3 watercourse. Refer to the code section copied below:

"10. Existing single-family residences may be expanded or reconstructed in buffers, provided all of the following are met:

- a. The applicant must demonstrate why buffer averaging or reduction pursuant to MICC 19.07.070(B) will not provide the necessary relief;*

- b. Expansion within a buffer is limited to 500 square feet beyond the existing footprint that existed on January 1, 2005;*
- c. The expansion is not located closer to the critical area than the closest point of the existing residence;*
- d. The functions of critical areas are preserved to the greatest extent reasonably feasible consistent with best available science;*
- e. Impacts to critical areas are mitigated to the greatest extent reasonably feasible so that there is no net loss in critical area functions;*
- f. Drainage capabilities are not adversely impacted; and*
- g. The city may require a critical area study or restoration plan for this exemption.”*

Please note: Review of project number CAO17-004 can't resume until the above specified information is received.

Once I have received the requested information and the application is approvable, we can accept the building permit for intake. Only a complete building permit application will be vested to the current code regulations. The Title 19 code update is expected to take effect July 31 2017.

Please do not hesitate to contact me at 206-275-7704 or via email at lauren.anderson@mercergov.org if you have any questions.

Sincerely,



Lauren Anderson, Assistant Planner

City of Mercer Island's Development Services Group