From:	Bill Summers
To:	Evan Maxim
Cc:	ron@healeyalliance.com
Subject:	RE: CAO15-001 - MI Treehouse at 5637 East Mercer Way
Date:	Friday, July 8, 2016 1:41:55 PM
Attachments:	MI Treehouse Title Report 2014.pdf MI Treehouse Short Plat.pdf

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Attached is a June 2014 title report for the above property, together with a legible copy of the Sunrise Ridge Short Plat filed in March 1977. (I've ordered an updated title report which won't be available until next week. I'll forward this to you upon receipt, but I'm relatively confident that there have been no title changes in the interim). The March 1977 short plat of this 2.98 acre parcel created four legal lots averaging 32,437 square feet in size; MI Treehouse, LLC owns Parcel A.

Over the past 40 years I believe that all of the plat's parcels have been developed with single-family, except for Parcel A. The few Conditions of Approval noted on the plat's face clearly contemplate the future development of ***all*** parcels. As indicated, I'm unaware of any Settlement Agreement (or any other agreement) related to this property or its development potential.

Previously, my predecessor in title initiated efforts to divide Parcel A into two lots; they thereafter filed an alternative application to develop a single home on Parcel A. Based on reasons unknown to me, both these attempts to develop the property were abandoned.

I'll participate in Monday's meeting by telephone. Please advise me if you need any additional information or documentation.

From: Evan Maxim [mailto:evan.maxim@mercergov.org]
Sent: Wednesday, July 06, 2016 9:27 AM
To: Bill Summers
Cc: Ron Healey; Christina Schuck
Subject: RE: CAO15-001 - MI Treehouse at 5637 East Mercer Way

Good Morning,

Would 10AM on 7/11 work for you?

Regards,

Evan Maxim
Planning Manager
City of Mercer Island
206.275.7732

From: Bill Summers [mailto:bill@summersdevelopment.com]
Sent: Tuesday, July 5, 2016 6:14 PM

To: Evan Maxim <evan.maxim@mercergov.org>
Cc: Ron Healey <ron@healeyalliance.com>
Subject: Re: CAO15-001 - MI Treehouse at 5637 East Mercer Way

Hi, Evan;

Ron Healey is available to meet at your convenience on 7/11 in your offices; I'll either attend or participate telephonically..Please select a time.

I'll review the title file, which I'll update & provide to you. As indicated, I'm unaware of any Settlement Agreement pertaining to this property, although I seem to recall some agreement with a property owner (or owners) downstream to the east of East Mercer.

On Jul 5, 2016, at 7:08 PM, Evan Maxim <evan.maxim@mercergov.org> wrote:

> Good Afternoon,
>
> Thank you for taking the time to talk with me on the phone. To recap our conversation, I wanted to provide you with a brief status update on CAO15-001. I would also like confirmation of the request you sent to me on June 23, 2016 (attached).
>
> I have concluded an initial review of this application. Unfortunately, based upon the file contents as of this date, I do not think the City will be able to recommend approval of the proposed RUE. However, I recognize that we have recently received a request to send this project to the Hearing Examiner for a decision.
>
> At this time, I see two options for moving this project forward:
>
> 1. Scheduling a hearing with the Hearing Examiner as initially requested in the attached email. To pursue this option, please simply confirm by email that this is the preferred approach.
> 2. Scheduling time to review the file with me and likely providing additional information. At this point, I anticipate the City may require additional information related to: A) the property history (e.g. title report, previous settlement agreements); B) the projects compliance with the criterion "*Any alteration to critical areas is the minimum necessary to allow for reasonable use of the property;*" (MICC 19.07.030(B)(3)(c)). Additional information may be required after meeting with the City to review the file. To pursue this option, please simply confirm by email that a meeting is desired.
>
> Please let me know how you would like to proceed – based upon our call, I believe we are moving forward with the second option, but I will wait for your confirmation.
>
> Regards,
>
> *Evan Maxim*

Planning Manager
City of Mercer Island
206.275.7732

<Mail Attachment.eml>

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2016.0.7640 / Virus Database: 4627/12567 - Release Date: 07/06/16