



CITY OF MERCER ISLAND

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December 21, 2017

Sang Hou
7022 E Mercer Way
Mercer Island, WA 98040
shoumkle@gmail.com

Sent: via email

RE: Review Comments for File No. CAO17-010 – Hou Critical Areas Determination
4825 E Mercer Way, Mercer Island, WA 98040; King County Tax Parcel # 216200-0070

Dear Mr. Hou:

The City of Mercer Island has reviewed the above referenced application for a critical areas determination for the property located at 4825 E Mercer Way (King County parcel # 216200-0070). City staff has determined that additional information is necessary to ensure compliance with the Mercer Island City Code (MICC) and to continue processing the application. The following information is requested to continue processing the application:

1. Please add the limits of disturbance onto the project plans and add the drip lines for the 80-inch Douglas fir (the eagle tree) and the adjacent 42-inch Douglas fir onto the project plans. The limits of disturbance and drip lines should be as provided in Attachment 2 – Tree Inventory/Conditions Spreadhseet of the arborist report by Gilles Consulting dated September 19, 2017.
2. Please provide a report written by a qualified wildlife biologist providing an analysis of impacts to eagles as a result of the proposed driveway and house.
3. Please provide a report written by a qualified biologist describing how the 80-inch and 42-inch Douglas firs contribute to the habitat of the wetland and stream buffers.
4. Please indicate on the project plans where drainage from the proposed house and driveway will go.
5. It appears the exterior of the proposed house is too close to the proposed buffer. Identify the area of construction on the plans and determine what construction and future home maintenance activities will occur and how these can occur without disturbing the buffer. There will likely need to be more space between the proposed home and the proposed buffer than shown on the plans.
6. Please apply for a SEPA determination by submitting a SEPA checklist along with an application, or provide a narrative explaining how the project is exempt from SEPA.

7. Please provide a construction management plan. The plan shall include explanation of but is not limited to the following items: the staging and stockpiling of materials, the timing of utility installation and the location of those utilities in regards to wetland, stream and eagle tree impacts, the timing of construction (eg. the rainy season, eagle nesting season, etc), the prevention of runoff to the wetland and stream, and how the presence of eagles may impact the construction process.
8. In addition to city permits, permits will need to be obtained through the federal government (U.S Fish & Wildlife Service). Permitting information can be found at this address: <https://www.fws.gov/birds/management/managed-species/bald-and-golden-eagle-information.php>

The city will likely follow up with additional comments after conducting a site visit with the city's contract biologist.

Pursuant to Mercer Island City Code 19.15.020(C)(4), if the applicant fails to provide the required information within 90 days from the date of this notice of incomplete application, the application shall lapse, and become null and void. Questions particular to the provided comments may be directed to the above specified reviewers or to me by phone at 206-275-7719 or via e-mail at nicole.gaudette@mercergov.org.

Sincerely,



Nicole Gaudette, Senior Planner
City of Mercer Island Development Services Group