



CITY OF MERCER ISLAND

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October 15, 2018

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 city has concluded its review on the proposed critical area ratings, buffers, and mitigation. The following comments are a result of the review.

1. Please submit a revised Critical Area Report and Mitigation Plan that incorporates a 5-year monitoring period and associated standards for Years 1 through 5 to comply with MICC 19.07.
2. Pursuant to MICC 19.07.080(C)(2), buffer widths can only be reduced if the reduced area is adequate to protect wetland functions and the reduction will result in no net loss. Any harm to the trees may result in net loss due to the habitat benefits currently provided by the trees. Please ask your arborist to review the proposed encroachments to the drip lines of Exceptional Trees 916 and 917 as reflected Table 1 Summary of Drip Line Encroachments and provide a report stating that the proposed encroachments will not harm the trees.

If the applicant fails to provide the required information within 90 days from the date of this request for information, 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