

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



September 17, 2019

Ned Nelson
11773 Sunrise Dr NE
Bainbridge Island, WA 98110
NedNelson@msn.com

via: email

RE: Review Comments for File No. CAO19-014 – Headrick Garage and Pool Addition
8822 SE 26th St, Mercer Island, WA 98040; King County Tax Parcel # 865050-0040

Dear Mr. Nelson:

The City of Mercer Island has reviewed the above referenced application for a critical areas determination for the property located at 8822 SE 26th St (King County parcel # 865050-0040).

The City agrees that the City-mapped tributary does not exist on the property based on the site visit. The mapped location of the tributary is characterized by maintained lawn and impervious surfaces including the residence and patio area. There was no defined stream bed or bank to suggest stream presence. The City also agrees with the Wetland A rating of Category IV based upon its position on a slope and habitat ratings.

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. The City agrees that Stream A is a seasonal stream. There are no records of fish use in Stream A, therefore WRI contends that this watercourse should be classified as a Type 3 stream per MICC 19.07.070. The City does not fully agree with the Type 3, non-fish bearing stream classification of Stream A based upon observations during our site visit and the rules of WAC 222-16-031. The WAC rules state that fish use is presumed for waters with 2 feet or greater bankfull width and 16 percent or less gradient. The stream gradient is not provided in the Critical Area Study. More information regarding the stream gradient is needed to determine fish use and stream type classification.

2. Please revise the Critical Area Study to address permanent and temporary impacts to the buffer or Stream A resulting from proposed stormwater infrastructure construction and to include mitigation for these impacts. Consider revising the plans to avoid direct impacts to Stream A from stormwater infrastructure construction.

3. According to Performance Standard 1b1 of the Buffer Restoration Plan, installed and native volunteer species shall achieve 50 percent aerial cover by Year 5. Please increase aerial cover to 70 percent as 50 percent aerial cover is a low requirement for Year 5 aerial cover performance standards. To help achieve 70 percent aerial cover by Year 5, the following is recommended based on the proposed plantings and quantities: increase the density of proposed plantings (e.g. use 4-foot spacing for shrubs and 2-foot spacing for groundcovers); and/or install additional salmonberry plantings rather than strawberry groundcover plantings.

Pursuant to Mercer Island City Code 19.15.110(B), 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 Community Planning & Development