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## DEVELOPMENT SERVICES GROUP

9611 SE 36TH ST., MERCER ISLAND, WA 98040

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August 21, 2019

George Steirer  
7233 Douglas Ave SE  
Snoqualmie, WA 98065

RE: Notice of Incompleteness for File No. CAO19-015 – Klein Critical Areas Determination  
74XX SE 38<sup>th</sup> Street, Mercer Island, WA 98040; King County Tax Parcel # 362350-0226

Dear Mr. Steirer:

The City of Mercer Island received the above referenced application for a Critical Area Determination to build a new single family residence that requires a steep slope alteration for the property located at 74XX SE 38<sup>th</sup> St (King County parcel # 362350-0226) on June 26, 2019. The City has assigned file number CAO19-015 to the permit application. Following review of the application, City staff has determined that the application is not complete.

Please submit the following information and/or revise plans to provide the following information:

1. Provide a current geotechnical report. Geotechnical recommendation based on test pits is not standard practice for this building site. Borings appear to be required. **New report provided with resubmittal**
2. Please submit a Tree Inventory Worksheet. At least 30% of all trees and all exceptional trees must be retained. Removal of exceptional trees must be justified pursuant to MICC 19.10.060.A.3.  
***This information is provided with the resubmittal.***
3. Please submit a reconnaissance to determine the presence of watercourses or wetlands within 120-feet of the subject property lines.  
***This information is provided with the resubmittal.***

If a watercourse or wetland is found, a critical area study determining the watercourse or wetland type will be required. If the proposed scope of work impacts the critical area or buffer, the critical area study will need to discuss avoidance, minimization and mitigation of impacts. This is requested for completeness in accordance with Items 4.A, 4.B, and 5.A of the pre-application meeting notes dated October 17, 2017. The notes have been attached to this email for your reference.

4. The following comments do not affect the completeness determination, but are provided for your reference and will affect later reviews:

- a. The Fire Department must approve the access to the site.
- b. A turn-around must be added to the base of the driveway to be compliant with fire access or mitigation and a code alternate will be required to be approved as a condition of building.
- b. It appears significant work is occurring beyond the property boundaries. Approval from the owners or City is required prior to approval.
- c. An applicant paid geotechnical peer review is required.
- d. Conventional cantilevered retaining walls do not appear to be appropriate for this site.

Please do not hesitate to contact me at 206-275-7719 or via e-mail at [nicole.gaudette@mercergov.org](mailto:nicole.gaudette@mercergov.org) if you have any questions.

Sincerely,



Nicole Gaudette, Senior Planner  
City of Mercer Island Community Planning & Development