

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



Pre-Application Meeting (PRE22-012)

An Intake Screening is required in addition to a Pre-Application Meeting. A Pre-Application Meeting does not replace the required Intake Screening. This meeting is to provide guidance and information include prior to formal submittal.

Summary:

Site Location:	6221 83 rd PI SE	Parcel Number	545420-0220
Lot Size:	10,017 sf	Zoning:	R-9.6 (Single Family)
Brief Project Description:	Demo existing SFR. Build new SFR. Located in geohazard areas.	Documents Provided:	Project narrative, preapplication questions, conceptual plans, arborist report.
Applicant Information:			
Name:	Julian Weber	Email:	dpd@jwaseattle.com
		Phone:	(206) 953-1305
Second Pre-application Meeting Required:	Not Applicable	Click for explanation if necessary	

Applicant Questions:

- Critical Areas:** Per GIS mapping, there is an area of protected slope and potential slide along the west portion of the site. We think that 19.07.140, the reasonable use exception, would apply to this project. The critical areas plus the buffer zones would deny all use of this property. The existing SFR is currently within the protected areas and the buffer zones. This proposed design does not encroach more than the existing footprint. What steps do we need to take to be granted this exception?

Response: See attached Hazard Report. The site contains a steep slope area, landslide hazard area, seismic hazard area and erosion hazard area.

Per MICC [19.07.160](#), the buffers that apply to these geologically hazardous areas are as follows:

- Shallow landslide hazard: 25 feet in all directions
- Deep seated landslide hazard: 75 feet in all directions

You will need to retain a geologist or geotechnical engineer to determine if the landslide hazard area is shallow or deep seated.

A Reasonable Use Exception (RUE) should not be required. You will need to go through the mitigation sequencing requirements outlined in [MICC 19.07.100](#). If avoidance of the geologically hazardous areas and/or buffers is not possible, you can propose an alteration to the geologically

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hazardous areas or buffers per MICC 19.07.160.B.1. To alter a geologically hazardous areas and/or buffer, a [Critical Area Review 2](#) application is required. You can find a Tip Sheet on CAR2s [HERE](#). For the CAR2 application, a critical area study is required.

The critical area study will be a Geotechnical Report that addresses all criteria and required findings of [MICC 19.07.160.B.2,](#) .B.3, and .C. The critical area study must include an analysis confirming that the subject property, neighboring properties, and other critical areas will not be adversely impacted by the alterations. A statement of risk must also be provided. Please review this code section for full details. The Critical Area Review 2 application can be processed concurrently with the building permit for the accessory structure.

- 2. Gross Floor Area:** Per the code definition, the gross floor area includes covered decks that are attached to the second or third level, but does not include first-level covered decks/patios. Due to the grade of this site, we have on-grade patios on the west accessed from the basement level, on-grade decks/patios on the east access from the first level, and elevated decks over the patios on the west that are also accessed from the first level. We interpret this definition to be referring to on or close to on-grade decks and patios. Which of these covered decks/patio are excluded from the area total based on this definition?

Response: Covered decks and patios that are less than 30" from grade are not included in GFA. The rear deck off of the main level is included in GFA. Is the deck off of the kitchen on the main level covered? If so, is it less than 30" from grade?

- 3. Gross Floor Area:** Per the code definition, the gross floor area of a single-family building shall include "all garages and covered parking areas, and detached accessory buildings with a gross floor area over 120 sf". If the proposed garage area is greater than 120sf, are we still permitted to exempt the first 120sf?

Response: No. The entire garage is included in GFA. The exemption applies only to detached accessory structure less than 120 sf, such as a shed.

Review Comments:

Fire Comments:

Fire Contact: Jeromy.Hicks@mercerisland.gov or 206-275-7966.

1. Sprinkler information: All New Single Family require a minimum of a 13D sprinkler system. Additional sprinkler requirements may apply.

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/fire-permits-and-prevention-information>

Tree Comments:

Tree Contact: John.Kenney@mercerisland.gov or 206-275-7713.

1. Please refer to MICC 19.10 for our tree code.
2. 30% of trees with a diameter of 10 inches or greater is required; additionally, development must be designed to minimize tree removal.

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3. Replacement is required for any trees that are removed, according to the replacement ratios in MICC 19.10.070.
4. Tree protection (typically at tree dripline) of retained trees will be required
5. Sequential (phased) tree removal may be required (only remove trees necessary at each step of the review process)

Civil Engineering Comments:

Civil Contact: Ruji.Ding@mercerisland.gov or 206-275-7703.

1. Please refer to MICC Title 15 for our Water, Sewers, and Public Utilities code.

For more information on Stormwater Permits please visit here:

<https://www.mercerisland.gov/cpd/page/stormwater-permits>

Building Comments:

Building Contact: Gareth.Reece@mercerisland.gov or 206-275-7710.

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/codes-design-criteria-research>

Planning Comments:

Planning Contact: tim.mcharg@ci.mercerisland.gov OR 206-275-7717.

1. Residential Zoning Standards:
 - a. Yards
 - i. Front yard: 20 feet
 - ii. Rear yard: 25 feet
 - iii. Side yards:
 1. Requirements based on lot width: For an irregular shaped lot with four sides, lot width is calculated as the length of a line that connects the two midpoints of the side lot lines.
 - a. If the lot width is 90' or less, the aggregate side yard setbacks are 15', and the minimum individual side setback is 5'.
 - b. If the lot width is greater than 90', the aggregate side yard setbacks are 17% of the lot width, and the individual side yard setback is 33% of the aggregate side yard requirement.
 2. Variable Side Yard Depth Requirement:
 - a. Variable Side Yard Depth Requirements apply to interior lot lines only. Both side lot lines of the subject parcel are interior lot lines, so variable side yard setbacks apply. Additional side setbacks are based on façade height along the interior lot lines. Façade height is measured from existing or finished grade.
 - b. A minimum side yard of 7.5 feet is required for 1) nongabled roof ends where the height is more than 15 feet; or 2) gabled roof ends more than 18 feet. Both measurements are taken from existing or finished grade, whichever is lower, to the top of the gabled roof end adjoining the side yard.

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- c. A minimum side yard of 10 feet is required for single-family dwellings with a height of more than 25 feet measured from the existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard.
 - iv. Note that penetration of eaves or other minor building elements (i.e. stairs) is not permitted into minimum side yard setbacks along interior lot lines (MICC 19.02.020.C.3.a.ii). Minimum side yard setbacks include side yard setbacks required by either lot width or by variable side yard standards.
- b. Height:
 - i. 30 feet maximum above the Average Building Elevation (ABE) to the highest point of the roof (MICC 19.02.020.E.1). Note that ABE is calculated from the midpoint of each building segment to existing or finished grade, whichever is lower, directly below the midpoints. ABE calculations or finished grades were not provided, so we are unable to determine if ABE calculation is correct.
 - ii. 30 feet on the furthest downhill extent of the proposed building to the top of the exterior wall façade supporting the roof framing, rafters, trusses, etc. (MICC 19.02.020.E.2). This is measured from existing or finished grade, whichever is lower. The downhill building height applies to the west façade. It appears that the downhill façade height may exceed the 30' maximum.
- c. Lot Coverage:
 - i. Calculated by totaling the following:
 - 1. All drivable surfaces (driveway, parking pad, turn-arounds, etc. regardless the material type; e.g. pervious driveway counts towards lot coverage)
 - 2. Roof line (includes eaves and covered decks).
 - 3. Lot Coverage is limited to a percentage of net lot area; this percentage varies between 20-40% depending on the slope of the lot. Lot slope is calculated by subtracting the lowest existing elevation from the highest existing elevation and dividing the resulting number by the shortest horizontal distance between these two points. Net lot area is the gross lot area less the area of all vehicular easements.
 - 4. Lot slope calculation was not provided, nor were lot coverage calculations. We are unable to determine applicable lot coverage of if proposed lot coverage complies based on information provided.
 - ii. Allowed a maximum of 9% of the net lot area can be hardscape.
 - 1. Hardscape includes: patios, uncovered steps, walkways, decks, retaining walls, rockeries, and other hardened surfaces other than drivable surfaces or roofs.
 - 2. Hardscape improvements can be within the maximum lot coverage allowance. That is, if the proposed lot coverage is less than the maximum lot coverage, the difference between the maximum and proposed areas can be used for hardscape.
 - 3. Hardscape coverage calculations were not provided. We are unable to determine whether proposed hardscape coverage complies.
- d. Gross Floor Area:
 - i. Gross Floor Area includes:
 - 1. The main building, including but not limited to attached accessory buildings.

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2. All garages and covered parking areas, and detached accessory buildings with a gross floor area over 120 square feet.
 3. That portion of a basement which projects above the lower of existing grade or finished grade as defined and calculated in Appendix B of this development code.
 4. Staircases.
 5. Decks that are attached to the second or third level of a single-family dwelling and are covered by a roof. For the purposes of calculating the gross floor area of covered decks, the entire deck area covered by the roof shall be accounted for as floor area, provided an 18-inch eave extending beyond the edge of the deck shall not be included in the gross floor area.
 6. Space under stairways or stairwells that is used, for example, as a closet or storage space if that space meets the definition of "Floor."
- ii. Maximum is 4,007 sf.
 - iii. Based on ceiling height, additional GFA may be applied
 1. The gross floor area shall be **150 percent** of the floor area of that portion of a room(s) with a ceiling **height of 12 feet to 16 feet**, measured from the floor surface to the ceiling.
 2. The gross floor area shall be **200 percent** of the floor area of that portion of a room(s) with a ceiling height of **more than 16 feet**, measured from the floor surface to the ceiling. This would appear to apply to the double height entry and the covered main level deck.
 3. Staircases shall be counted as a single floor for the first two stories accessed by the staircase. For each additional story above two stories, the staircase shall count as a single floor area. For example, a staircase with a 10-foot by 10-foot dimension that accesses three stories shall be accounted as 200 square feet (100 square feet for the first two stories, and 100 square feet for the third story).
 - iv. It appears that you are using the below grade basement exclusion per [Title 19, Appendix B](#). Note that the pro rata portion of the basement GFA that can be excluded is based on the percentage of the basement walls below existing or finished grade, whichever is lower. The entire (100%) of the basement GFA has been excluded, but it does not appear that is correct, since it is a walkout basement and existing grades are being lowered in that portion of the site.
2. The [Site Development Worksheet](#) may be helpful to you in making the calculations for applicable development standards.
 3. Critical area constraints (on and off-site)
 - a. See attached Hazard Report. The site contains a steep slope area, landslide hazard area, seismic hazard area and erosion hazard area.
 - b. Per MICC [19.07.160](#), the buffers that apply to these geologically hazardous areas are as follows:
 - i. Steep slopes: Buffer widths from the top and toe are equal to the height of the steep slope, up to a maximum of 75 feet
 - ii. Shallow landslide hazards: 25 feet in all directions
 - iii. Deep seated landslide hazards: 75 feet in all directions
- You will need to retain a geologist or geotechnical engineer to determine if the landslide hazards are shallow or deep seated.

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- c. Since you cannot avoid the geologically hazardous areas and/or buffers, you can propose an alteration to the area or buffer. To alter a geologically hazardous areas and/or buffer, a [Critical Area Review 2](#) application is required. You can find a Tip Sheet on CAR2s [HERE](#).
 - d. The critical area study will be a Geotechnical Report that addresses all criteria and required findings of [MICC 19.07.160](#).B, .C, and .D. The critical area study must include an analysis confirming that the subject property, neighboring properties, and other critical areas will not be adversely impacted by the alterations. A statement of risk must also be provided. Please review this code section for full details. The Critical Area Review 2 application can be processed concurrently with the building permit for the accessory structure.
4. State Environmental Policy Act (SEPA) Review
 - a. The proposed scope of work is exempt pursuant to WAC 197-11-800.
 - b. If the scope of work changes, SEPA Review may be required. Please refer to WAC 197-11-800 or consult with planning staff to SEPA requirements.
 - c. If wetlands or watercourses are found on site (i.e. lands covered by water), SEPA Review will be required.
 5. Vesting: Please see the standards in MICC 19.15.170.
 6. Application fees
 - a. Fees are due at time of application.
 - b. Fees are based on average review time for the type of application. If the City review time does not exceed the average review time or the application does not require peer review, no additional fees are due. If the City review time exceeds the average review time, the additional time is billed at an hourly rate of \$150/hour.
 - c. When third-party technical review is required (e.g. geotechnical, wetland, watercourse etc.), this is billed separately, in addition to staff review time.
 7. Estimated Timeline for building permit review:

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Building Permit Review:

Single Family Residential	
First Review	8-12 weeks
Second Review	3 weeks
Third and subsequent reviews	2 weeks
Revisions	2-3 weeks
Express Reviews (see note below)**	4 weeks

For more information on Land Use and Planning please refer to this useful webpage:
<https://www.mercerisland.gov/cpd/page/land-use-application-forms-and-submittal-requirements>

Regards

Tim McHarg, AICP
Principal Planner
City of Mercer Island

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City of Mercer Island Property Hazard Report

Site Address: 6221 83RD PL SE

Parcel #: 5454200220

Report Generated on April 4, 2022

Potential Slide:



Steep Slope:

No Hazard Found

Erosion:



Seismic:

No Hazard Found

Wind Exposure:

No Hazard Found

Wind Speed Up Values 1.0 1.3 1.6 1.9



These maps are for the use of City of Mercer Island staff for the purposes of permit application evaluation. It provides a general assessment of known or suspect hazard areas for which the City will require site and project specific evaluation by a Washington State licensed engineer, geologist or engineering geologist prior to issuing a site for development. All areas have not specifically evaluated for hazards and there may be locations that are not correctly represented on these maps. It is the responsibility of the property owners and map users to evaluate risk associated with their proposed development. No site-specific assessment of risk is implied or otherwise indicated by the City of Mercer Island by these maps.