

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 (PRE21-035)

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:	4719 86 th Ave SE and 84XX SE 47 th ST	Parcel Number	7598100420 & 7598100421
Lot Size:	28,600sf & 11,500sf	Zoning:	R-9.6 (Single Family)
Brief Project Description:	Lot line revision (under a separate application, SUB21-007) and subdivide 1 lot into 2 lots.	Documents Provided:	Geotech letter, pre-app form, preliminary plans, project narrative, questions and discussion points, and tree inventory worksheet.
Applicant Information:			
Name:	Todd Sherman	Email:	todd@luxurydbh.com
		Phone:	206-909-8187
Second Pre-application Meeting Required:	Recommended	City staff recommends a second pre-app meeting if you would like to go over the development standards for development on the vacant lot to the west (7598100421).	

Applicant Questions:

1. Is panhandle for Lot 2 appropriately sized?
 - a. *Staff Response, Land Use Planning: Depends on access. Per MICC 19.09.100(A) the development shall have common access and utility corridors where feasible. This means that Lot 1 and 2 shall have a common access driveway unless it's unfeasible.*
2. Can one building permit be submitted for with the short plat?
 - a. *Staff Response, Land Use Planning: Yes – 1 building permit application can be submitted as there is legally one lot. The second building permit submittal will have to wait until after final plat approval and recording.*
3. Please discuss drainage and potential detention requirements.
 - a. *Staff Response, Civil Engineering: The site is in the City LID infeasible area. The detention system is required for both buildings. The design shall be based on the latest city code. The discharge from the detention system should be connect to the city drainage system to north of 86th Ave. SE (basin 25). [MICC 15.09]*
 - b. *Stormwater management standards website:*
<https://www.mercerisland.gov/cpd/page/stormwater-management-standards>
 - c. *Detention requirements:*
https://www.mercerisland.gov/sites/default/files/fileattachments/public_works/page/11081/detentionrequirements_handout_20180126.pdf

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4. Are frontage improvements required?
 - a. *Staff Response, Civil Engineering: The frontage improvement will not be required.*
5. Please confirm the setback locations for Lot 2. Is to the north or to the east?
 - a. *Staff Response, Land Use Planning: the front yard setback is determined by where the lot gains primary access. Proposed driveway locations and building footprints weren't provided. Depending on the proposed driveway location the front yard setback is either to the north or east.*

Review Comments:

Fire Comments:

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

I have included some basic notes regarding the Fire Review and evaluation processes. Please see the below information. There are several hyperlinks that may be used to help guide you through this process.

All this information is consolidated in our "[Developer Manual](#)".

Specific questions: No Fire Department Related Questions.

1. [Fire access:](#)
 - a. Access roads (defined under IFC 202) under 500' are required to be 20' in width. For access roads over 500' they are required to be 26'. IFC 503.2.1, D103.1, MICC 17.07.020
 - i. Current Road Width 20'
 - b. Minimum driveway widths (for planning purposes) are outline in [MICC 19.09.040](#)
 - c. Grade shall not exceed 10%. Grades over 10% but under 20% (max) may be evaluated for code alternative requests. (IFC 503.2.7)
 - i. Current Grade less than 10%
 - d. Length shall not exceed 150' from furthest portion of the building as one would walk. (IFC 503.2.1)
 - i. Unknown. This will be evaluated at time of permit submittal.
 - e. Surface shall be able to withstand and imposed load of 75,000 pounds and be constructed of asphalt. (If grade exceeds 15% this shall be brushed concrete) (IFC D102.1, MICC 19.09.040)
 - f. Fire access roads, private access roads, driveways in excess of 150' shall have provisions for fire apparatus turn-around as listed/illustrated in Appendix D of the IFC.
2. Fire Flow (Hydrants)
 - a. A hydrant capable of flowing the required fire flow as outline in the International Fire Code Appendix B shall be located within 300' of the furthest portion of the building (600') for a building with an approved sprinkler system. (IFC Appendix B)
 - i. Current distance is 500' (this would be acceptable with an installed fire sprinkler system)
 - ii. Fire Hydrant to the middle of the property is 245'. Must be within 250'.
 - iii. Fire Flow determined on building size. Current flow for Hydrant E4-27 is 1234gpm at 78psi.

3. [Sprinklers](#)

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- a. All new construction and alterations over 50% valuation are required to install a minimum of a NFPA 13d fire sprinkler system.
 - b. Decreased fire flow, access, grade, or building size may required the installation of a NFPA 13r of 13 sprinkler system.
 - c. Water meter sizing is required for the install of a fire sprinkler system.
4. [Fire Alarm Systems](#)
- a. NFPA 72 Monitored Fire Alarm systems may be required as part of mitigation for deficiencies as listed above or may be proposed as a code alternative.
5. [Fire code alternatives](#)
- a. These may be considered upon application of a building permit. The building designer must propose such alternative and it must show how the alternative is equal to or above the required code.
 - b. Fire Code alternatives are not considered as a replacement for the fire code. The individual building applicant must show that the adopted prescriptive code may not be followed as a result of extenuating circumstances.
6. Plat Map Wording Requirement:
- a. Please provide the following statement on all Plat Map submittals:

"All buildings are subject to meeting the current fire code requirements at the time of permit submittal. Access shall be provided as outlined in the International Fire Code Appendix D as adopted and/or amended and MICC 19.09.40. Fire plan reviews will be conducted at the time of building permit submittal and may require additional fire protection systems and/or fire prevention measures for permit approval.

For additional information please refer to this helpful webpage: [Fire Department Permit Resource Page](#)

Tree Comments:

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

1. Place driveway access in a way that minimizes impacts to regulated trees.
2. Consider including the third lot that is getting a lot line revision into this subdivision. This may allow design of access, utilities and building pads while minimizing tree impacts. This path should be explored to ensure you meet the requirements in 19.10.060. This includes the requirements of saving at least 30% of regulated trees. And all exceptional trees.
https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/treesandconstruction.pdf
3. Since this is considered one lot before the subdivision is recorded. The following required form after getting all the tree information from your Arborist. Include all trees from proposed lots 1 and 2.
https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/mercerislandtreeinventory.pdf

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4. See the required checklist for the Arborist report and tree protection plan. This information should be obtained and put on plans, before the design of access and building plans.
https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/treesubmittalchecklist.pdf
- 5.
6. Please refer to MICC 19.10 for our tree code.
7. 30% of trees with a diameter of 10 inches or greater is required; additionally, development must be designed to minimize tree removal.
8. Replacement is required for any trees that are removed, according to the replacement ratios in MICC 19.10.070.
9. Tree protection (typically at tree dripline) of retained trees will be required. Air excavation may be required for exceptional trees.
10. Want to develop on the lot to the west, recommend a second pre-application meeting. Recommend showing building pad.
11. Plan utility locations with tree retention in mind.

For additional information please refer to this helpful webpage:

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

Civil Engineering Comments:

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

1. Two separate water meters are required.
2. The site is current on the septic system. The new buildings will require side sewer connections to the city sewer main, an extension of the city sewer main and replacement of the city sewer manhole on 86th Ave. SE are required.
3. If the project will trig MR#7 per DOE manual, then the project will need to provide a flow control system.
4. The existing sewer stub out from the city sewer manhole at the southwest corner of the vacate lot to the west will need to be field verify (existence and condition) prior to connect.
5. All new and existing easements must show on the plans.

For more information on Stormwater Permits please visit here:

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

Building Comments:

Building Contact: Paul.Skidmore@mercerisland.gov or 206-275-7718.

1. No comments at this time.

For additional information please refer to this helpful webpage:

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

Planning Comments:

Planning Contact: Lauren.Anderson@mercerisland.gov or 206-275-7704.

1. Subdivision standards
 - a. Process

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- i. Preliminary Short Plat approval: Preliminary Short Plat approval must show compliance with the standards MICC 19.08.030, listed below.
 - ii. Final Plat: After obtaining Preliminary Short Subdivision approval and fulfilling all required conditions of approval, the final plat is recorded.
- b. Subdivision application requirements (MICC 19.08.020)
- i. Preliminary Application Contents. In addition to any documents, information, or studies required under Chapter 19.07 MICC, Environment, Chapter 19.10 MICC, Trees, or any other chapter of this title, an application for a long subdivision or short subdivision shall include the documents set forth below and any other document or information deemed necessary by the code official upon notice to the applicant. All documents shall be in the form specified by the code official and shall contain such information as deemed necessary by the code official. The applicant shall submit the number of copies of each document specified by the code official.
 - ii. Development Application Cover Form. The development application cover form shall be signed by all current property owners listed on the plat certificate, and shall list the legal parcel numbers of all property involved in the project.
 - iii. Long Subdivision or Short Subdivision Plans. The applicant shall provide copies of fully dimensioned plans of the project prepared by a Washington registered civil engineer or land surveyor, meeting the requirements of Chapter 19.07 MICC, Environment, and containing any other information deemed necessary by the code official. The city engineer may waive the requirement that an engineer or surveyor prepare the plans for a short subdivision. The submitted plans shall identify the proposed building pad location for each proposed lot pursuant to MICC 19.09.090.
 - iv. Plat Certificate. Applicant shall provide a plat certificate issued by a qualified title insurance company not more than 30 days before filing of the application showing the ownership and title of all parties interested in the plat. If the plat certificate references any recorded documents (i.e., easements, dedications, covenants, etc.), copies of those documents shall also be provided.
 - v. Legal Documents. Applicants shall provide copies of each of the following documents (if applicable):
 - 1. Proposed restrictive covenants.
 - 2. Draft deeds to the city for any land to be dedicated.
 - 3. Proposed easements.
 - vi. Project Narrative. Applicants shall provide a clear and concise written description and summary of the proposed project.
 - vii. Neighborhood Detail Map. Applicants shall provide copies of a map drawn at a scale specified by the code official showing the location of the subject site relative to the property boundaries of the surrounding parcels within approximately 1,000 feet, or approximately 2,500 feet for properties over four acres. The map shall identify the subject site with a darker perimeter line than that of the surrounding properties.
 - viii. Topography Map. The applicant shall provide copies of a topographical map showing the existing land contours using vertical intervals of not more than two feet, completed and signed by a Washington licensed surveyor. For any existing buildings, the map shall show the finished floor elevations of each floor of the building. Critical slopes exceeding 30 percent must be labeled and delineated by a clearly visible hatching.
 - ix. Detailed Grading Plan. If the grade differential on the site of the proposed project will exceed 24 inches and/or if the amount of earth to be disturbed exceeds 50 cubic yards,

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- the applicant shall provide copies of a detailed grading plan drawn by a Washington licensed engineer.
- x. Street Profiles. The applicant shall provide copies of a street profile showing the profiles and grades of each street, together with typical cross sections indicating:
 - 1. Width of pavement;
 - 2. Location and width of sidewalks, trails, bike lanes, ditches, swales, etc.; and
 - 3. Location of any utility mains.
 - xi. Geotechnical Report. The applicant shall provide a geotechnical report meeting the requirements of Chapter 19.07 MICC, Critical Lands. This requirement may be waived by the city engineer under the criteria set out in MICC 19.07.010.
 - xii. Utility Plan. Conceptual plan showing the locations of existing and proposed utilities.
- c. Subdivision design standards (MICC 19.08.030)
- i. The design needs to be able to accommodate future infrastructure, including but not limited to water and sewer service, stormwater drainage, and access.
 - ii. The future lots need to meet the area, width, and depth requirements for the R-9.6 zone, which are 9,600 sq ft of net lot area, 75 feet in width, and 80 feet in depth.
 - 1. Please review the definition of “net lot area” and, prior to application, ensure that each lot contains sufficient net lot area to meet the minimum net lot area required by zoning code.
 - iii. Each side line of a lot shall be approximately perpendicular or radial to the center line of the street on which the lot fronts.
 - iv. Building pads meeting the requirements of MICC 19.09.090 must be shown on the preliminary plat. These requirements include:
 - 1. Siting building pads to minimize the need for tree removal.
 - 2. Siting building pads outside of critical areas and associated buffers/setbacks; ; provided building pads may be located within geohazard hazard areas and associated buffers and setbacks when criteria 19.09.090(A)(2)(c)(i-iii) are met.
 - 3. Designing the building pad to contain no cross-sections of less than 20 feet.
 - v. Subdivisions are required to incorporate the preferred development practices listed in MICC 19.09.100. These include:
 - 1. **Use common access drives and utility corridors.**
 - a. *A common access drive wasn’t provided in the proposed subdivision design. The design must be revised to provide a common access drive and utility corridor unless unfeasible. Please refer to the city’s definition of “feasible” in MICC 19.16.*
 - b. *A common access drive requires a shared access easement. Please see Planning comment #6 for easement regulations. In addition, please note that the access easement may impact net lot area.*
 - 2. Development, including roads, walkways and parking areas, in critical areas should be avoided, or if not avoided, adverse impacts to critical areas will be mitigated to the greatest extent reasonably feasible.
 - 3. Retaining walls should be designed to minimize grading, including the placement of fill, on or near an existing natural slope
 - vi. The proposed subdivision shall be designed to comply with the provisions of Chapter 19.10. This means that an analysis and preliminary design showing compliance with this chapter is required at the preliminary subdivision stage.

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- vii. Subdivisions abutting an arterial street as shown on the comprehensive arterial plan shall be oriented to require the rear or side portion of the lots to abut the arterial and provide for internal access streets.
 - viii. Subdivisions are required to include provisions for streets, water, sanitary sewers, storm drainage, utilities and any easements or facilities necessary to provide these services. Conceptual plans showing these improvements will be required as part of preliminary subdivision review.
2. Residential Zoning Standards:
- a. Yards
 - i. Front yard: 20 feet
 - 1. For lots that are not corner lots or waterfront lots, the front yard shall extend the full width of the lot and is determined using the following sequential approach, in descending order of preference, until a front yard is established:
 - a. The yard abutting an improved street from which the lot gains primary access.
 - b. The yard abutting the primary entrance to a building.
 - c. The orientation of buildings on the surrounding lots and the means of access to the lot.
 - 2. Front Yard – Corner Lots. On [corner lots](#) the front yard shall be measured from the narrowest dimension of the lot abutting a street. The yard adjacent to the widest dimension of the lot abutting a street shall be a side yard; provided:
 - a. If a setback equivalent to or greater than required for a front yard is provided along the property lines abutting both streets, then only one of the remaining setbacks must be a rear yard.
 - ii. Rear yard: 25 feet
 - iii. Side yards:
 - 1. Requirements based on lot width: Total side yards must be at least 17% of the lot width; no side yard less than 33% of the total side yard requirement.
 - 2. Variable Side Yard Depth Requirement:
 - a. Variable Side Yard Depth Requirements apply to interior lot lines only.
 - 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.
 - 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.
 - b. Height:
 - i. 30 feet maximum above the Average Building Elevation (ABE) to the highest point of the roof.
 - 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.
 - 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)

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2. Roof line (includes eaves and covered decks)
- ii. 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.
- iii. Allowed a maximum of 9% of the 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.
- d. Gross Floor Area:
 - i. Gross Floor Area includes:
 1. The main building, including but not limited to attached accessory buildings.
 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 8,000sf -OR- 40%, whichever is lower
 - 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.
 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. Second or third level covered decks count towards GFA, only uncovered or covered decks on the main level don't count towards GFA

3. Critical area constraints

- a. Refer to Attachment A geohazard map
- b. To alter a geohazard area compliance with MICC 19.07.160 is required.
- c. Geotechnical reports must address the criteria in MICC 19.07.160, which include an analysis documenting that the subject property, neighboring properties, and other critical areas will

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not be adversely impacted. A statement of risk must also be provided. Please review this code section for full details.

4. Underlying Plat: 1966 Short Plat [Attachment C]
5. Non-conforming issues / items
 - a. The existing house must be demolished prior to Final Plat application as the proposed lot lines intersect the existing home making it nonconforming.
6. Easement requirements:
 - a. Vehicular Access Easements. No structures shall be constructed on or over any vehicular access easement. A minimum five-foot yard setback from the edge of any easement that affords or could afford vehicular access to a property is required for all structures; provided, that improvements such as gates, fences, rockeries, retaining walls and landscaping may be installed within the five-foot yard setback so long as such improvements do not interfere with emergency vehicle access or sight distance for vehicles and pedestrians.
 - b. Utility and Other Easements. No structure shall be constructed on or over any easement for water, sewer, storm drainage, utilities, trail or other public purposes unless it is permitted within the language of the easement or is mutually agreed in writing between the grantee and grantor of the easement.
7. Impact fees
 - a. Future construction on the vacant/new lot(s) resulting from the proposed subdivision will need to pay transportation, school, and park impact fees.
 - b. Current rates are:
 - i. Transportation: \$4,533.70
 - ii. School: \$0
 - iii. Parks: \$2,398.81
 - c. Note that fees are due at the time they are assessed--they do not vest to the time of complete subdivision or building permit application.
8. Transportation Concurrency: Please apply for a transportation concurrency certificate at the same time as the subdivision. Refer to Attachment B.
9. Vesting: Please see the standards in MICC 19.15.170.
10. Application fees
 - a. Deposit due at time of application
 - b. Review time is billed hourly against the deposit; additional fees may be requested if additional review time is required.
 - c. When third-party technical review is required (e.g. geotechnical, wetland, watercourse etc.), this is billed separately, in addition to staff review time.
11. Land Use Application Process and Estimated Timeline:
 - a. Subdivision of the existing property into two lots requires approval of:
 - i. Preliminary Short Plat
 - ii. Transportation Concurrency
 - iii. Final Short Plat
 - b. Consolidated review is recommended – a concurrent review form is required if you apply for one building permit.
 - c. Summary of procedural steps
 - i. Pre-Application meeting
 - ii. Submit application electronically

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- iii. Application Completeness Check
 - iv. Notice of Application (incl. public notice via sign on site, mailing, notice in bulletin) beginning 30-day comment period; review begins
 - v. Review comments may be sent out if needed
 - vi. Notice of Decision
 - vii. Appeal period
 - viii. Final Plat review and recording
- d. Preliminary Short Plat approvals are valid for a period of five years from the date of approval. ([MICC 19.15.150](#))

Land Use Decisions

Type of Review	Target
Completeness Review	4 weeks
First review	8-12 weeks
Second and subsequent reviews	6 weeks
Staff Report / Decision (following completion of review)	3-4 weeks

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

Lauren Anderson
 Planner
 Community Planning & Development
 City of Mercer Island

Enclosed:
 Attachment A: Hazard Report
 Attachment B: Transportation Concurrency Application

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City of Mercer Island Property Hazard Report

Site Address: 4719 86TH AVE SE

Parcel #: 7598100420

Report Generated on September 6, 2021

Potential Slide:



Steep Slope:

No Hazard Found

Erosion:



Seismic:



Wind Exposure:



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.



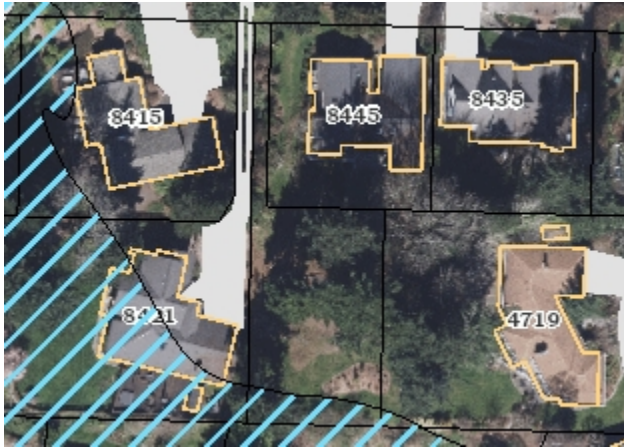
City of Mercer Island Property Hazard Report

Site Address:

Parcel #: 7598100421

Report Generated on September 6, 2021

Potential Slide:



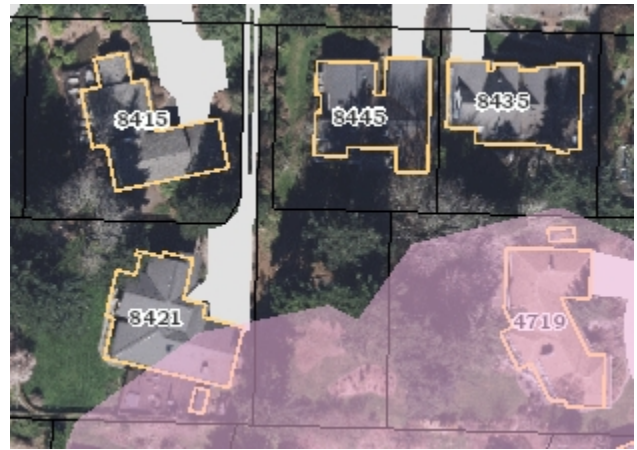
Steep Slope:

No Hazard Found

Erosion:



Seismic:



Wind Exposure:



Wind Speed Up Values

1.0 1.3 1.6 1.9



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CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
 9611 SE 36TH STREET | MERCER ISLAND, WA 98040
 PHONE: 206.275.7605 | www.mercergov.org



CITY USE ONLY		
PERMIT #	RECEIPT#	FEE
DATE RECEIVED:		

TRANSPORTATION CONCURRENCY APPLICATION	Received By:
---	--------------

STREET ADDRESS/LOCATION	COUNTY ASSESSOR PARCEL #'S	
PROPERTY OWNER <i>(required)</i>	ADDRESS <i>(required)</i>	CELL/OFFICE <i>(required)</i> E-MAIL <i>(required)</i>
APPLICANT NAME <i>(if different from above)</i>	ADDRESS	CELL/OFFICE E-MAIL

Use this form to determine the net number of additional dwelling units and/or vehicle trips generated by the proposed development. A **TRAFFIC IMPACT ANALYSIS** complying with the City's **Traffic Impact Analysis Guidelines** must be submitted with this form if the development proposal will generate 10 or more peak hour vehicle trips. **In determining the net new trips, no credit shall be given for vehicle trip ends from sites/structures that have been vacant for more than one year or for trips from any unpermitted or illegal development.**

WRITTEN DESCRIPTION OF DEVELOPMENT PROPOSAL:

TYPE OF DEVELOPMENT: Check all boxes that apply.

<input type="checkbox"/> Single Family	<input type="checkbox"/> Mixed use	<input type="checkbox"/> School
<input type="checkbox"/> Multifamily	<input type="checkbox"/> Commercial	<input type="checkbox"/> Other _____

RELATED APPLICATION TYPE(S): Check all boxes that apply.

<input type="checkbox"/> Building Permit	<input type="checkbox"/> Design Review	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Short or Long Plat	<input type="checkbox"/> Other _____

FOR RESIDENTIAL PROJECTS: Demonstrate net dwelling units.

Number of Existing Dwelling units:	Number of Dwelling Units to be Demolished:	Number of Proposed New Dwelling Units:
------------------------------------	--	--

FOR COMMERCIAL PROJECTS: Use the Vehicle Trip tables on the following pages to fill in the following sections to determine the Net New Vehicle Trips associated with your development proposal.

PROPOSED LAND USE - Land Use Type	Unit of Measure	Number of Units (1000ft ² , dwellings, room, bed)	Trips Per Unit	Total Proposed Vehicle Trips (Number of Units x Trips Per Unit)
CURRENT/PRIOR LAND USE - Land Use Type	Unit of Measure	Number of Units (1000ft ² , dwellings, room, bed)	Trips Per Unit	Total Proposed Vehicle Trips (Number of Units x Trips Per Unit)
Net New Vehicle Trips Subtract Total Prior Vehicle Trips from Total Proposed Vehicle Trips				

Please read and sign the 2nd page of this form

Validity: A transportation concurrency certificate is valid only for the specified uses, densities, intensity and development proposal site(s) for which it was issued and shall not be transferred to a different project or parcel. A transportation concurrency certificate shall remain valid for the longer of:

1. One (1) year from the date of issuance;
2. During the period of time the development proposal associated with the certificate is under review by the city;
3. For the same period of time as the development approval. If the development does not have an expiration date or an approved phasing schedule that allows a longer build-out, the concurrency certificate shall be valid for one (1) year from the date of the last permit approval associated with the development proposal;
4. For a period of time specified in an approved development agreement.

Expiration: A transportation concurrency certificate shall expire if any of the following occur:

1. The timeframe established in section the validity section above is exceeded.
2. The related development permit application is denied or revoked by the city.
3. The related development permit expires prior to issuance of a building permit.

Extension: A transportation concurrency certificate shall not be extended. A new transportation concurrency application, review and certificate are required if the previous transportation concurrency certificate has expired.

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I HAVE READ THE ABOVE INFORMATION REGARDING EXPIRATION DEADLINES AND APPEAL PROCESS IN CHAPTER 19.20 MICC. I FURTHER UNDERSTAND THAT ISSUANCE OF A TRANSPORTATION CONCURRENCY CERTIFICATE IS NOT A GUARANTEE THAT THE CITY WILL ISSUE A DEVELOPMENT PERMIT OR BUILDING PERMIT.

SIGNATURE

DATE

ITE Trip Generation Rates (Weekday, PM Peak Hour of Adjacent Street Traffic)

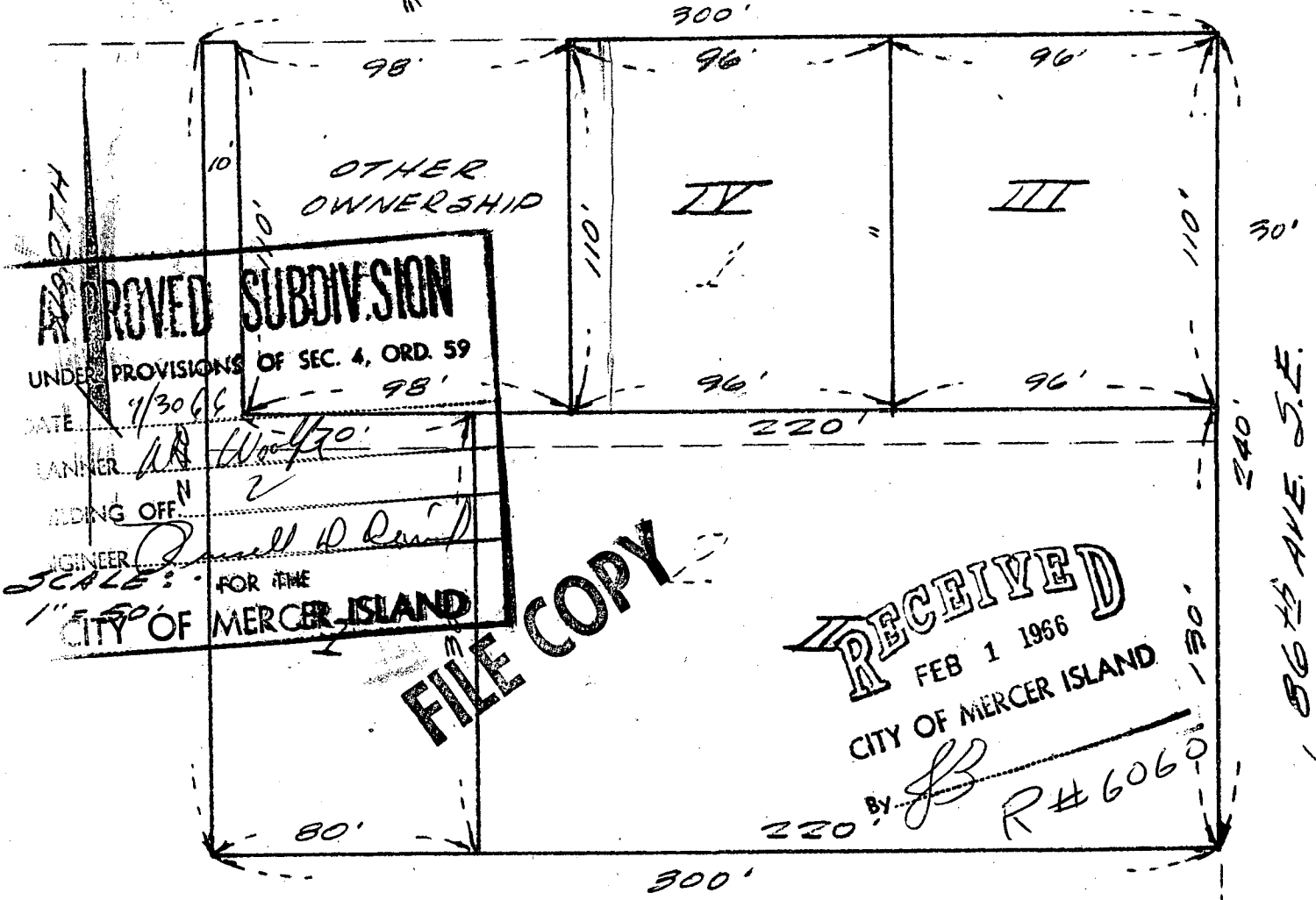
Setting/Location					
Code	ITE Land Use Category	Unit of Measure	Trips Per Unit	General Urban/ Suburban	Dense Multi- Use Urban
PORT AND TERMINAL					
30	Intermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
INDUSTRIAL					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.67		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouse	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage	1,000 SF GFA	0.10		
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.64		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.97		
RESIDENTIAL					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise) 1-2 floors -	Dwelling Units	0.56		
221	Multifamily Housing (Mid-Rise) 3-10 floors	Dwelling Units		0.44	0.18
222	Multifamily Housing (High-Rise)	Dwelling Units		0.36	0.19
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232	High-Rise Residential with 1st-Floor	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.46		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	1,000 SF GFA	0.48		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
265	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.69		
LODGING					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms		0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
330	Resort Hotel	Rooms	0.41		
RECREATIONAL					
411	Public Park	Acres	0.11		
416	Campground / Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		
432	Golf Driving Range	Tees/Driving Positions	1.25		
433	Batting Cages	Cages	2.22		
434	Rock Climbing Gym	1,000 SF GFA	1.64		
435	Multi-Purpose Recreational Facility	1,000 SF GFA	3.58		

436	Trampoline Park	1,000 SF GFA	1.50		
437	Bowling Alley	1,000 SF GFA	1.16		
440	Adult Cabaret	1,000 SF GFA	2.93		
444	Movie Theater	1,000 SF GFA	6.17		
445	Multiplex Movie Theater	1,000 SF GFA	4.91		
452	Horse Racetrack	Seats	0.06		
454	Dog Racetrack	Attendees	0.15		
460	Arena	1,000 SF GFA	0.47		
462	Professional Baseball Stadium	Attendees	0.15		
465	Ice Skating Rink	1,000 SF GFA	1.33		
466	Snow Ski Area	Slopes	26.00		
473	Casino/Video Lottery Establishment	1,000 SF GFA	13.49		
480	Amusement Park	Acres	3.95		
482	Water Slide Park	Parking Spaces	0.28		
488	Soccer Complex	Fields	16.43		
490	Tennis Courts	Courts	4.21		
491	Racquet/Tennis Club	Courts	3.82		
492	Health/Fitness Club	1,000 SF GFA	3.45		
493	Athletic Club	1,000 SF GFA	6.29		
495	Recreational Community Center	1,000 SF GFA	2.31		
INSTITUTIONAL					
520	Elementary School	1,000 SF GFA	1.37		
522	Middle School / Junior High School	1,000 SF GFA	1.19		
530	High School	1,000 SF GFA	0.97		
534	Private School (K-8)	Students	0.26		
536	Private School (K-12)	Students	0.17		
537	Charter Elementary School	Students	0.14		
538	School District Office	1,000 SF GFA	2.04		
540	Junior / Community College	1,000 SF GFA	1.86		
550	University/College	1,000 SF GFA	1.17		
560	Church	1,000 SF GFA	0.49		
561	Synagogue	1,000 SF GFA	2.92		
562	Mosque	1,000 SF GFA	4.22		
565	Daycare Center	1,000 SF GFA	11.12		
566	Cemetery	Acres	0.46		
571	Prison	1,000 SF GFA	2.91		
575	Fire and Rescue Station	1,000 SF GFA	0.48		
580	Museum	1,000 SF GFA	0.18		
590	Library	1,000 SF GFA	8.16		
MEDICAL					
610	Hospital	1,000 SF GFA	0.97		
620	Nursing Home	1,000 SF GFA	0.59		
630	Clinic	1,000 SF GFA		3.28	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF GFA	3.53		
650	Free-Standing Emergency Room	1,000 SF GFA	1.52		
OFFICE					
710	General Office Building	1,000 SF GFA		1.15	0.87
712	Small Office Building	1,000 SF GFA	2.45		
714	Corporate Headquarters Building	1,000 SF GFA	0.60		
715	Single Tenant Office Building	1,000 SF GFA	1.74		
720	Medical-Dental Office Building	1,000 SF GFA	3.46		
730	Government Office Building	1,000 SF GFA	1.71		
731	State Motor Vehicles Department	1,000 SF GFA	5.20		

732	United States Post Office	1,000 SF GFA	11.21		
733	Government Office Complex	1,000 SF GFA	2.82		
750	Office Park	1,000 SF GFA	1.07		
760	Research and Development Center	1,000 SF GFA	0.49		
770	Business Park	1,000 SF GFA	0.42		
RETAIL					
810	Tractor Supply Store	1,000 SF GFA	1.40		
811	Construction Equipment Rental Store	1,000 SF GFA	0.99		
812	Building Materials and Lumber Store	1,000 SF GFA	2.06		
813	Free-Standing Discount Superstore	1,000 SF GFA	4.33		
814	Variety Store	1,000 SF GFA	6.84		
815	Free Standing Discount Store	1,000 SF GFA	4.83		
816	Hardware / Paint Store	1,000 SF GFA	2.68		
817	Nursery (Garden Center)	1,000 SF GFA	6.94		
818	Nursery (Wholesale)	1,000 SF GFA	5.18		
820	Shopping Center	1,000 SF GFA	3.81	3.81	4.92
823	Factory Outlet Center	1,000 SF GFA	2.29		
840	Automobile Sales (New)	1,000 SF GFA	2.43		
841	Automobile Sales (Used)	1,000 SF GFA	3.75		
842	Recreational Vehicle Sales	1,000 SF GFA	0.77		
843	Automobile Parts Sales	1,000 SF GFA	4.91		
848	Tire Store	1,000 SF GFA	3.98		
849	Tire Superstore	1,000 SF GFA	2.11		
850	Supermarket	1,000 SF GFA	9.24		
851	Convenience Market (Open 24 Hours)	1,000 SF GFA	49.11		
853	Convenience Market with Gasoline Pumps	1,000 SF GFA	49.29		
854	Discount Supermarket	1,000 SF GFA	8.38		
857	Discount Club	1,000 SF GFA	4.18		
860	Wholesale Market	1,000 SF GFA	1.76		
861	Sporting Goods Superstore	1,000 SF GFA		2.02	1.65
862	Home Improvement Superstore	1,000 SF GFA		2.33	3.35
863	Electronics Superstore	1,000 SF GFA	4.26		
864	Toy/Children's Superstore	1,000 SF GFA	5.00		
865	Baby Superstore	1,000 SF GFA	1.82		
866	Pet Supply Superstore	1,000 SF GFA	3.55		
867	Office Supply Superstore	1,000 SF GFA	2.77		
868	Book Superstore	1,000 SF GFA	15.83		
869	Discount Home Furnishing Superstore	1,000 SF GFA	1.57		
872	Bed and Linen Superstore	1,000 SF GFA	2.22		
875	Department Store	1,000 SF GFA	1.95		
876	Apparel Store	1,000 SF GFA		4.12	1.12
879	Arts and Craft Store	1,000 SF GFA	6.21		
880	Pharmacy / Drugstore without Drive-Through	1,000 SF GFA	8.51		
881	Pharmacy / Drugstore with Drive-Through	1,000 SF GFA	10.29		
882	Marijuana Dispensary	1,000 SF GFA	21.83		
890	Furniture Store	1,000 SF GFA	0.52		
897	Medical Equipment Store	1,000 SF GFA	1.24		
899	Liquor Store	1,000 SF GFA	16.37		
SERVICES					
911	Walk-In Bank	1,000 SF GFA	12.13		
912	Drive-In Bank	1,000 SF GFA	20.45		
918	Hair Salon	1,000 SF GFA	1.45		
920	Copy, Print, and Express Ship Store	1,000 SF GFA	7.42		

925	Drinking Place	1,000 SF GFA	11.36		
926	Food Cart Pod	Food Carts	3.08		
930	Fast Casual Restaurant	1,000 SF GFA	14.13		
931	Quality Restaurant	1,000 SF GFA	7.80		
932	High-Turnover (Sit-Down) Restaurant	1,000 SF GFA		9.77	9.80
933	Fast Food Restaurant without Drive-Through	1,000 SF GFA	28.34		
934	Fast Food Restaurant with Drive-Through	1,000 SF GFA		32.67	78.74
935	Fast Food Restaurant with Drive-Through	1,000 SF GFA	42.65		
936	Coffee/Donut Shop without Drive-Through	1,000 SF GFA	36.31		
937	Coffee/Donut Shop with Drive-Through	1,000 SF GFA		43.38	83.19
938	Coffee/Donut Shop with Drive-Through	1,000 SF GFA	83.33		
939	Bread / Donut / Bagel Shop without Drive-	1,000 SF GFA	28.00		
940	Bread / Donut / Bagel Shop with Drive-Through	1,000 SF GFA	19.02		
941	Quick Lubrication Vehicle Shop	1,000 SF GFA	8.70		
942	Automobile Care Center	1,000 SF GFA	3.11		
943	Automobile Parts and Service Center	1,000 SF GFA	2.26		
944	Gasoline / Service Station	1,000 SF GFA	109.27		
945	Gasoline / Service Station with Convenience	1,000 SF GFA	88.35		
947	Self Service Car Wash	Wash Stalls	5.54		
948	Automated Car Wash	1,000 SF GFA	14.20		
949	Car Wash and Detail Center	Wash Stalls	13.60		
950	Truck Stop	1,000 SF GFA	22.73		
960	Super Convenience Market/Gas Station	1,000 SF GFA	69.28		
970	Winery	1,000 SF GFA	7.31		

S.E. 47th St



SEGREGATION OF LOT 2 AND A PORTION OF LOT 1,
 BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE
 TRACTS, AS RECORDED IN VOL. 7 OF PLATS,
 PAGE 70, RECORDS OF KING COUNTY WASH.
 FOR
 G.W. FAT - 4719 86th AVE. SE. - MERCER ISLD, WASH.

WATER - KING COUNTY WATER DISTRICT NO. 93
 SANITATION - MERCER ISLAND SEWER DISTRICT
 ACRES - 1.4 ACRES
 NO. OF LOTS - 4
 EXISTING ZONING - R-9.6

R # 6060

R.W. JONES & ASSOCIATES

ENGINEERS & SURVEYORS

AD 2-5282

7834 S.E. 32ND

MERCER ISLAND, WASH.

JOB NO. 1821

DATE 1/26/66

F. B. NO.

