From: Scott Olmsted
To: Robin Proebsting
Subject: RE: MI Treehouse review (CAO15-001/VAR18-002)
Date: Wednesday, June 2, 2021 8:57:50 AM

Good morning Robin,

My last review letter had one question and one recommendation:

1. The question had to do with the removal of a retaining wall from the project design; Core's response letter addressed my question. No additional information needed.
2. I recommended the applicant provide more details as to how the onsite drainage system would not impact wetland hydrology. They responded to my request; however, I'm not sure I'll ever be able to definitively say that there will be no impact to wetland hydrology associated with the house and drainage system.
    a. One way to address this may be for the City to condition the permit so that the applicant must conduct a wetland delineation at the end of the onsite monitoring period to confirm that wetland area is not lost. If wetlands are lost, then the applicant would need to purchase additional, although a very small amount, of wetland credit from a mitigation bank. Then the question becomes, how does the City ensure the applicant will conduct the delineation and purchase credits, if necessary. I suppose the only way I know is for there to be some sort of performance bond associated with the onsite mitigation that is released only after the applicant has satisfied all mitigation requirements.

Please let me know if you'd like to discuss further.
Scott

From: Scott Olmsted
Sent: Tuesday, June 1, 2021 10:42 PM
To: Robin Proebsting <robin.proebsting@mercergov.org>
Subject: RE: MI Treehouse review (CAO15-001/VAR18-002)

Hi Robin,

I am terribly behind with work despite my best efforts, but will try to take a look at the response letter tomorrow morning.

Regarding the neighbor's reference to the City's guidance document: my take is that the guidance document is just that—guidance. It does not dictate that applicants must submit all background documents as prescribed in the guidance document. Rather, the guidance document provides a "general summary" of "normal submittal requirements." I agree with your read, that if there is enough information, as determined by the City, to make a decision on the RUE/Variance, then that is satisfactory. If not, the City can request more information. In the case of the Treehouse project, we have determined that adequate information has been provided.

Scott

From: Robin Proebsting <robin.proebsting@mercergov.org>
Sent: Tuesday, May 25, 2021 2:55 PM
To: Scott Olmsted <SOlmsted@esassoc.com>
Subject: MI Treehouse review (CAO15-001/VAR18-002)

Hi Scott,

I got a resubmittal for MI Treehouse, responding to your most recent review memo—see "18039 Response Letter", attached. Can you take a look and let me know if it responds to your review comments?

I also received an email comment (attached) from a neighbor that I'm scratching my head over, and I'd appreciate another set of eyes on it. It seems to be asking for specific documents listed on a general guidance document on what items to submit for which land use review types. My thought is that—as long as there is enough information in the file to determine whether the RUE and Variance criteria are met, there is sufficient information. Not every document listed on the guidance document will be needed for every single application. Can you help me figure out the commenter's concern and make a recommendation on how to address the concern?

Best regards,
Robin

Robin Proebsting
Senior Planner
City of Mercer Island – Community Planning and Development
206-275-7717| mercerisland.gov/cpd

***Please note**: I have recently resigned from the City of Mercer Island. My last day will be June 4, 2021.*

Due to the COVID-19 outbreak, Community Planning and Development has modified our operations. City Hall and the Permit Center are closed to the public. There is no "walk in" permit service; staff are working remotely and services are being continued via remote operations. More information is available on the City's website: mercerisland.gov/cpd. Please contact us by phone for general customer support at 206-275-7626.

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW)