
CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



Pre-Application Meeting (PRE18-064)

Summary:

Site Location: 3675 WMW (3623500275, 362300274, 3623500273)

Lot Size: 15078 sf, 19474 sf, and 15000 sf

Zoning: R-15

Brief Project Description: 3 parcels that are a consolidated lot and create 2 lots from 1 lot. Construct 2 homes (preliminary short plat application). The existing site currently houses a residence which will be partially demolished prior to the short plat in order to not present any non-conforming structures. No trees removal is proposed for this specific short plat submittal.

Applicant: Adam Stricker, (425)415-2076, astricker@deainc.com

Documents Provided: arborist report, site plan, survey, narrative and questions

Second Pre-application Meeting Required / Recommended: Yes / **No**

Applicant Questions:

1. Will there be any submittal requirements in addition to the standard documents (studies, reports, determinations)?
 - a. Lauren Anderson, Assistant Planner: no additional documents required besides the documents required in the code (e.g. Geotech report, mitigation plan, etc.).
 - b. Paul Skidmore, Building Plans Examiner:
 - i. A demolition permit will be required.
 - ii. Structural calculations and design drawings will be required for all site retainage and shoring (if required).
 - iii. A geotechnical report will be required that includes a design criteria and a Geological Statement of Risk.
2. What will the review timeline be for this submittal?
 - a. Lauren Anderson, Assistant Planner: timeline for a short plat:
 - i. ~7-14 days for CST to process the application
 - ii. 28-day completeness check
 - iii. 30-day public comment period and 1st round of review
 - iv. Reviewers will provide their comments after the comment period is over in a review letter format
 - v. The review cycles will repeat until all the comments are addressed

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- vi. Preliminary short plat approval will be granted (after review of code compliance) and conditions will be put in place.
 - vii. Notice of Decision
 - viii. Appeal period (14 days)
 - ix. Final plat approval review is shorter, and the City checks to make sure the conditions of preliminary approval were met, the plans match, and then we can sign the plat document.
 - x. After final plat signatures you (the applicant) will take the document to King County to be recorded and you will provide the City with a copy with the recording barcode. This will then get put in our files and then our GIS map will be updated as well.
 - xi. Notice of Decision
 - xii. Appeal period (14 days)
 - xiii. After the short plat has been recorded you (the applicant) can apply for the building permits.
 - 1. The short plat process can take +/- 1 year given the complexity of the project
 - 2. Preliminary short plat approval expires in 5 years and will expire if the final plat is not recorded prior to that 5-year date.
 - 3. MICC 19.15.030(F)
3. How might the proposed changes to the critical area ordinance affect the future development potentials for this short plat?
- a. Lauren Anderson, Assistant Planner response: After discussing the potential changes with Robin Proebsting, Senior Planner, who's working on the code update, she stated that the following: At the moment (when the code is still in draft form and needs to undergo a further review by the Planning Commission, a public hearing, and review by the City Council), the standards for alterations of a steep slope are proposed to remain unchanged—the same criteria in MICC 19.07.060 are proposed to remain. The only process change currently proposed is removal of the requirement for a separate land use approval to review alterations to steep slopes. In the current draft, this review could be folded into building permit review. Please keep in mind that the Planning Commission or City Council may change the draft code.
4. At what stage does this short plat receive vesting in regard to the planning and critical area code?
- a. Lauren Anderson, Assistant Planner response: MICC [19.15.170](#) states that short subdivisions vest on the date of a complete application is filed. The building pad needs to be illustrated on the short plat plans which would need to exclude the critical areas (steep slope) unless you complete a critical areas determination to alter the steep slope per MICC 19.07.050 and 060. The City recommends completing concurrent land use application review for all the required land use applications (such as the short plat and critical areas determination and potential ADU). MICC 19.15.170(B) sets the land use review types that vest (which includes short subdivisions), and (C) describes which codes a review vests to (which includes all of MICC 19). The City recommends that the applicant apply for all of the land use reviews they think they will need for their project and take advantage of consolidated permit processing.

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5. What site improvements might the City require for this short plat?
 - a. Ruji Ding, Senior Development Engineer response: From civil engineering point of view (sewer, storm and water), no site improvements will be required under the Short Plat process, however, all necessary private easements for utilities and access will need to be established and recorded on the final short plat. Fire, planning and tree might have requirements for the site improvements, the staff from fire, planning and tree will be addressing this issue for their needs.

Review Comments:

Fire Comments:

Fire Contact: Herschel.rostov@mercergov.org or 206-275-7966.

Comments on proposed plan:

1. A fire turn-a-round is required because this road exceeds 150' in length. 2015 IFC Appendix D shows size requirements. Smaller sizes will likely be allowed with a code alternate request.
2. Bridge needs to meet weight ratings of 75,000pounds per D102.1 and 503.2.6.
3. The plan appears to show retaining walls adjacent to the driveway at Lot 2. Consider proximity and height of walls for use of access road.
4. Proposed construction of Fire Area of 10,000 SF or greater will require a fire hydrant.
5. The extreme level of deficiencies due to the road and hydrant distance may increase fire protection requirements regardless of size.
6. Providing home plans and a fire area calculation form will help determine Fire Code requirements for construction that may need to be considered at this stage in the project.

For additional information please refer to this helpful webpage:

<http://www.mercergov.org/Page.asp?NavID=2614>

Tree Comments:

Tree Contact: John.Kenney@mercergov.org or 206-275-7713.

Please refer to MICC 19.10 for our tree code (updated 11-1-2017).

1. Update/amend year old Arborist report according to new plan. For instance, exceptional trees were proposed to be removed because of access/wall/demolition. Revise this plan according to newest proposal.
2. Show building pad with large exceptional trees being taken into consideration.
3. Propose new lot lines with exceptional trees into consideration.
4. Exceptional trees outside building pad/access shall be retained throughout construction and after unless shown to be hazardous.

For additional information please refer to this helpful webpage:

<http://www.mercergov.org/Page.asp?NavID=2636>

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Civil Engineering Comments:

Civil Contact: Ruji.Ding@mercergov.org or 206-275-7703.

Please refer to [MICC Title 15](#) for our Water, Sewers, and Public Utilities code.

Engineering will not require the utilities (water, sewer storm) to be constructed prior to record the short plat. In other words, engineering can sign off the final plat without a site development permit. However, it will be Fire Marshal's call as to whether he will require a site development permit for the access. In addition, engineering will not require a conceptual utility and grading plan for the short plat, however the Fire Marshal will need to weight in whether he will require a conceptual utility and grading plan.

For more information on Stormwater Permits please visit here:

<http://www.mercergov.org/Page.asp?NavID=2680> For more information on Low Impact Development

please visit here: <http://www.mercergov.org/Page.asp?NavID=2660>

Planning Comments:

Planning Contact: lauren.anderson@mercergov.org or 206-275-7704.

1. "Standard" zoning constraints:
 - a. Setbacks (location, width, where they are on the lot)
 - i. No eave and minor building element protrusion is allowed into the minimum side yard setback (MICC 19.02.020(C)(3)). Labeling the minimum side yard setback on the site plan is important due to the following:
 - If the building height along the side yard is above 25 feet from the finished grade to the top of the exterior wall façade the minimum side yard is 10 feet, thus no eaves can protrude into the 10-foot minimum side yard setback.
 - If the building height along the side yard is above 15 feet (non-gabled roof) and 18 feet (gabled roof) above the existing or finished grade (whichever is less) to the top of the exterior wall façade will have a minimum side yard of 7.5 feet, thus no eaves would be allowed into the 7.5 foot setback.
 - For the full code, please refer to [MICC 19.02.020 \(C\)\(1\)\(c\)](#)
2. Consolidated Review [MICC 19.15.030\(F\)](#)
 - a. Recommended
 - b. An application for a development proposal that involves the approval of two or more Type II, III and IV reviews may be processed and decided together, including any administrative appeals, using the highest numbered land use decision type applicable to the project application. The following permits and land use reviews are **excluded** from consolidated review and approval:
 1. **Building permits** associated with the construction of one or more new single-family dwellings on lots resulting from the final plat approval of a short subdivision or long subdivision...
3. Building Pads [MICC 19.09.090](#)

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- a. New subdivisions shall designate a building pad for each lot in accordance with MICC 19.09.090.
 - b. The building pad shall be located to minimize or prevent impacts as indicated in the following:
 - i. Removal of trees and vegetation required for retention pursuant to Chapter 19.10 MICC shall be prevented;
 - ii. Disturbance of the existing natural topography as a result of anticipated development within the building pad shall be minimized;
 - iii. Impacts to critical areas and critical area buffers shall be minimized, consistent with the provisions of Chapter 19.07 MICC; and
 - iv. Access to the building pad shall be consistent with the standards contained in MICC 19.09.040.
 - c. Building pads shall not be located within:
 - i. Required front, rear, or side yard setbacks;
 - ii. Streets or rights-of-way; and
 - iii. Critical areas or buffers; provided building pads may be located within geohazard areas when all of the following are met:
 - A qualified professional determines that the criteria of MICC 19.07.060(D), Site Development, are satisfied;
 - Building pads are sited to minimize impacts to the extent feasible; and
 - Building pads are not located in steep slopes or within 10 feet from the top of a steep slope, unless such slopes, as determined by a qualified professional, consist of soil types determined not to be landslide prone.
 - iv. No cross-section dimension of a building pad shall be less than 20 feet in width.
 - v. *Please note that the illustrated building pad areas on the proposed plat plans are incorrect. The ones shown look to be proposed building footprints, not the building pad area. This building pad area will be recorded with the plat and will be used for future reference on the buildable area on the lot. Thus, it is important to illustrate the correct building pad area size as it will affect future development.
4. Critical area constraints (on and off-site)
- a. Steep slope on-site
 - b. Critical area study ([MICC 19.07.050](#)) needs to include the following:
 - i. Site survey.
 - ii. Cover sheet and site construction plan.
 - iii. Mitigation and restoration plan to include the following information:
 - Location of existing trees and vegetation and proposed removal of same;
 - Mitigation proposed including location, type, and number of replacement trees and vegetation;
 - Delineation of critical areas;

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- In the case of a wildlife habitat conservation area, identification of any known endangered or threatened species on the site;
 - Proposed grading;
 - Description of impacts to the functions of critical areas; and
 - Proposed monitoring plan.
 - A mitigation and restoration plan may be combined with a storm water control management plan or other required plan. Additional requirements that apply to specific critical areas are located in MICC 19.07.060, Geologic hazard areas; MICC 19.07.070, Watercourses; MICC 19.07.080, Wetlands; and MICC 19.07.090, Wildlife habitat conservation areas.
 - Storm water and erosion control management plan consistent with Chapter 15.09 MICC. Off-site measures may be required to correct impacts from the proposed alteration.
 - Other technical information consistent with the above requirements, as required by the code official.
- c. Geotech report (hazards, mitigation, statement of risk, site development conditions, etc.)
- d. Need to indicate compliance with MICC [19.07.060](#) including, but not limited to, the following:
- i. How is the proposal and design mitigating the risk of the geologic hazard areas (erosion, steep slope, landslide, seismic)?
 - ii. How is site development meeting the following 4 conditions?
 - Will not adversely impact other critical areas;
 - Will not adversely impact (e.g., landslides, earth movement, increase surface water flows, etc.) the subject property or adjacent properties;
 - Will mitigate impacts to the geologic hazard area consistent with best available science to the maximum extent reasonably possible such that the site is determined to be safe; and
 - Include the landscaping of all disturbed areas outside of building footprints and installation of all impervious surfaces prior to final inspection.
 - iii. The Geotechnical Engineer must provide a statement of risk that one of the four conditions can be met:
 - The geologic hazard area will be modified, or the development has been designed so that the risk to the lot and adjacent property is eliminated or mitigated such that the site is determined to be safe;
 - Construction practices are proposed for the alteration that would render the development as safe as if it were not located in a geologic hazard area;

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- The alteration is so minor as not to pose a threat to the public health, safety and welfare; or
 - An evaluation of site specific subsurface conditions demonstrates that the proposed development is not located in a geologic hazard area.
- iv. Within a landslide hazard area, the code official (delegated to Don Cole Building Official) may restrict alterations to the minimum extent necessary for the construction and maintenance of structures and related access where such action is deemed necessary to mitigate the hazard associated with development. Please reach out to Don Cole.
 - v. Land clearing, grading, filling, and foundation work within geologic hazard areas are not permitted between October 1 and April 1. The code official (delegated to Don Cole the Building Official) may grant a waiver to this seasonal development limitation (aka wet season deviation). Please reach out to Don Cole.
5. Shoreline
- a. Setbacks from OHWM (0-25 feet, 25-50 feet and 200 feet from the OHWM)
 - b. Impervious Surface % within setbacks: 0-25% allowed 10% impervious but no structures and 25-50 feet allowed 30% impervious surface. Please refer to MICC 19.16 definition of impervious.
 - c. New Single-Family Residence: need to provide a signed Shoreline Substantial Development Permit Exempt Affidavit or apply for a Shoreline Substantial Development Permit.
6. SEPA
- a. This project is exempt from SEPA under WAC 197-11-800(6)(d).
7. Shoreline Substantial Development Permit (SDP)
- a. Project requires an SDP for the subdivision (short plat) along the shoreline
8. Subdivisions [MICC 19.08](#)
- a. Application materials for short plat:
 - i. Development application
 - ii. Short subdivision plans
 - iii. Plat certificate
 - iv. Legal documents (proposed restrictive covenants, proposed easements, etc.)
 - v. Project narrative
 - vi. Neighborhood detail map (illustrate parcels within 1,000 feet of site)
 - vii. Topography map
 - viii. Detailed grading plan
 - ix. Street profiles (width of pavement, location of any utility mains, location and width of ditches, etc.)
 - x. Geotechnical Report
 - xi. Utility Plan (conceptual plan showing locations of existing and proposed utilities)

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- b. The lot area, width and depth of each lot shall meet the requirements for the R-15 zone which is: net lot area of 15,000 feet minimum, width of at least 90 feet and depth of at least 80 feet.
 - c. Each side line of a lot shall be approximately perpendicular or radial to the center line of the street on which the lot fronts.
 - d. The proposed subdivision shall identify the location of building pads for each proposed lot per MICC 19.09.090. No cross-section dimension of a designated building pad shall be less than 20 feet in width.
 - e. The proposed subdivision shall incorporate preferred development practices pursuant to MICC [19.09.100](#) where feasible. Proposed development shall incorporate all of the following preferred development practices where feasible:
 - A. Use common access drives and utility corridors.
 - B. 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.
 - C. Retaining walls should be designed to minimize grading, including the placement of fill, on or near an existing natural slope.
9. Plat Improvements (aka site development) [MICC 19.08.040](#) – consult with Ruji Ding, Senior Development Engineer)
10. Final Plats [MICC 19.08.050](#)
11. Underlying Plat limits
- a. Baumann Short Plat and Baumann Lot Line Revision (attached)
 - b. Applicant needs to consider the plat conditions and covenants (if any)
 - c. Easements created with the plat
12. Non-conforming issues / items:
- a. As your team is already aware, in order to keep the dock, there must be a partial demo of the house the leave a single family dwelling unit for the dock to be an accessory use to.
13. Easements
- a. Shown on City's GIS:
 - i. 10' SEWER EASEMENT, Recording Number: 5110634
 - ii. 10' SEWER EASEMENT, Recording Number: 5110633
 - iii. INGRESS, EGRESS & UTILITY EASEMENT (PLAT), Recording Number: 198211169001
 - b. Refer to attached short plat and LLR for easements
14. Impact fees:
- a. School and park impact fees are required only for new residential dwellings
 - b. Impact fees are not assessed on:
 - i. Replacement residences (an existing legal dwelling is demolished and replaced with a new residential unit)
 - ii. Remodeling or reconstruction of existing dwellings

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- iii. Accessory Dwelling Units (ADUs)
 - iv. Temporary, transitional, senior and affordable housing
 - v. Non-residential accessory structures like sheds or garages
 - c. Transportation fee: single family (1-2 dwellings) = \$4,287.46/dwelling
 - d. School fee: \$4,035.47 per new single-family residence
 - e. Park fee: \$2,268.53 per new single-family residence
 - f. All fees (including impact fees) are due at the issuance of a project's building permit. There are deferred payment options, please reach out to our Customer Service Team to learn more at 206-275-7728.
 - g. More information here: <http://www.mercergov.org/Page.asp?NavID=3091>
15. Transportation concurrency
- a. Submittal of a [Transportation Concurrency Application](#) is required prior to, or concurrent with, any development proposal that will result in the creation of one or more net new vehicle trips during peak hours (7am-9am, 4pm-6pm). A Traffic Impact Analysis complying with the City's [Traffic Impact Analysis Guidelines](#) is required for any proposal that generates 10 or more peak hour vehicle trips at concurrency intersections.
 - b. Transportation concurrency application and certificate: \$114.33
16. 2019 fee schedule: http://www.mercergov.org/files/Fee_Schedule.pdf
17. Expiration of approvals: [MICC 19.15.150](#)
- a. **Responsibility for knowledge of the expiration date shall be with the applicant.**
 - b. ADU and Critical areas determination approvals shall expire three years from the date of notice of decision if the development proposal authorized by the land use review is not commenced. For the purposes of this section, the development proposal shall be considered established if construction or substantial progress toward construction of a development proposal for which a land use review approval has been granted must be undertaken within two years of the date of notice of decision of the land use review. Where no construction activities are involved, the use or activity shall be commenced within three years of the date of notice of decision of the land use review.
 - c. Long and Short Subdivisions. A final plat application meeting all requirements of this chapter shall be submitted to the code official and recorded within five years of the date of preliminary plat approval.
 - d. Shoreline Land Use Reviews. The following time limits shall apply to all substantial development permits, shoreline conditional use permits and shoreline variance permits:
 - 1. Construction or substantial progress toward construction of a development for which a permit has been granted must be undertaken within two years of the effective date of a shoreline permit. Where no construction activities are involved, the use or activity shall be commenced within two years of the effective date of a substantial development permit. The effective date of a shoreline permit shall be the date of the last action required on the shoreline permit and all other government permits and approvals that authorize the development to proceed, including all administrative and legal actions on any such permit or approval.
 - 2. A single extension before the end of the time limit, with prior notice to parties of record, for up to one year, based on reasonable factors may be granted if a request for

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extension has been filed before the expiration date and notice of the proposed extension is given to parties of record and to the Department of Ecology.

18. Vesting: [MICC 19.15.170](#)

- a. Complete applications for land use review of Type I land use reviews, building permits, conditional use permits, design review, short subdivisions and long subdivisions, shall vest on the date a complete application is filed. The department's issuance of a letter of completion for Type III and IV land use decisions, as provided in this chapter, or the failure of the department to provide such a letter as provided in this chapter, shall cause an application to be conclusively deemed to be vested as provided herein.

19. Land Use Application Process and Estimated Timeline:

- a. Required land use approvals
 - i. Preliminary Short Plat (Type III land use review)
 - ii. Final Short Plat (Type II land use review)
 - iii. A critical area determination is required for any work that will alter the steep slopes on the lot(s) (Type I land use review)
 - iv. ADU (Type I land use review)
 - v. Shoreline Substantial Development Permit (Type III land use review)
- b. Summary of procedural steps
 - i. Pre-App
 - ii. Submit application electronically
 - iii. Application Completeness Check
 - iv. Public notice period (30-day comment period)
 - v. Review begins
 - vi. Review comments may be sent out if needed
 - vii. Notice of Decision and Preliminary Approval
 - viii. Appeal period
 - ix. Submit final plat application electronically
 - x. Final Plat Review and Approval (Planner and Engineer will review electronic final plat first to verify all items are shown and conditions met prior to requesting a paper copy of the plans to sign)
 - xi. Final Plat Recording (return a copy of recorded plat to City)
- c. A final plat application meeting all requirements of this chapter shall be submitted to the code official and **recorded within five years** of the date of preliminary plat approval.
- d. Description of time line:
 - i. Overall, we estimate about 6-12 months from application to issuance of a decision, dependent on a number of factors (applicant responsiveness, quality of materials, accuracy of design to code, project complexity, etc).

20. Land use review type and procedures: [MICC 19.15.030](#)

For more information on Land Use and Planning please refer to this useful webpage:

<http://www.mercergov.org/Page.asp?NavID=361>

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Regards

Lauren Anderson
Assistant Planner
Development Services Group
City of Mercer Island

Enclosed:

- A. Baumann Short Plat
- B. Baumann Lot Line Revision
- C. Shoreline Substantial Development Handout
- D. Short Plat Handout
- E. Final Short Plat Handout
- F. Critical Areas Determination Handout
- G. Accessory Dwelling Unit (ADU) handout
- H. ADU Affidavit
- I. 2019 Fee Schedule
- J. Transportation Concurrency Application

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WEST MERCER WAY

BAUMANN SHORT PLAT

A

N 42° 09' 00" W 317.00'
NORTHEASTERLY LINE OF BLOCK "A"

N 42° 09' 00" W 243.32'

90° MOST EASTERLY COR. BLOCK "A"

SOUTHEASTERLY LINE OF BLOCK "A"

3 FT. EASEMENT FOR SEWER & DRAINAGE PIPES (AUD. FILE NO. 5589173)

3 FT. EASEMENT FOR DRAINAGE PIPE (AUD. FILE NO. 6091107)

ESMT FOR INGRESS AND EGRESS AND PARKING AREA (AUD. FILE NO. 5094317) SAID ESMT CONNECTS WITH SAID ESMT FOR ROADWAY PURPOSES (AUD. FILE NO. 3860939)

(192'± LEGAL DESCR.)

N 48° 21' 10" E 193'± MSD

15,300 SQ. FT. ± EXCLUSIVE OF ROAD ESMT.

17,900 SQ. FT. ± EXCLUSIVE OF ROAD ESMT.

16,000 SQ. FT. ±

LOCATION OF EXISTING SANITARY SEWER LINE PER. CITY OF MERCER ISLAND UTILITIES DEPT. FIELD LOCATION AND DRAWING. (EXISTING 20-FOOT EASEMENT TO MERCER ISLD. SEWER DISTR. AS RECORDED UNDER AUD. FILE NO. 5110633 DOES NOT SPECIFY THE EXACT LOCATION OF THE EASEMENT)

OWNER: DR. SAMUEL C. BAUMANN and GLORIA M. BAUMANN, HUSBAND AND WIFE
9190 S.E. 70TH PLACE
MERCER ISLAND, WASH. 98040
PHONE: 232 - 1878

WATER AND SEWER: CITY OF MERCER ISLAND

ZONING: R - 15

AREA: 51,300 SQ. FT.

LEGAL DESCRIPTION:

That portion of Block "A", Replat of Island Park, according to plat recorded in Volume 13 of Plats, page 58, in King County, Washington, and second class shorelands adjoining, described as follows:

Beginning at the most easterly corner of said Block "A"; thence N 42° 09' 00" W along the northeasterly line of said Block 317.00 feet; thence S 48° 21' 10" W 150.15 feet to the True Point of Beginning; thence continuing S 48° 21' 10" W 192 feet, more or less, to the shore line of Lake Washington; thence southeasterly along said shore line 245 feet, more or less, to a point on a line which is 75.00 feet northwesterly from, measured at right angles thereto, and parallel to the southeasterly line of said Block "A"; thence N 47° 51' 00" E along said parallel line, 198 feet, more or less, to a point on a line which is 150.14 feet southwesterly from, measured at right angles thereto, and parallel to the northeasterly line of said Block; thence N 42° 09' 00" W along said parallel line, 243.32 feet to the True Point of Beginning;

TOGETHER WITH shore lands of the second class in front thereof or abutting thereon;

AND TOGETHER WITH an easement for ingress and egress over an existing private roadway located upon property adjoining to provide access to West Mercer Way.

APPROVED SHORT SUBDIVISION

Under Provisions of Ord. 53, Sec. 4 & R.C.W. 50.17.060

3/14/77

City Engineer

City Clerk

City Auditor

City Treasurer

City Assessor

City Attorney

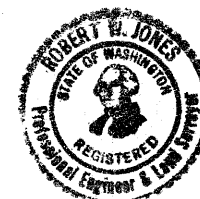
City Manager

City Council

FOR THE CITY OF MERCER ISLAND

ADDED INFO RE SEWER ESMT. AND REVD ESMT FOR INGRESS EGRESS AND UTILITIES

1-31-77



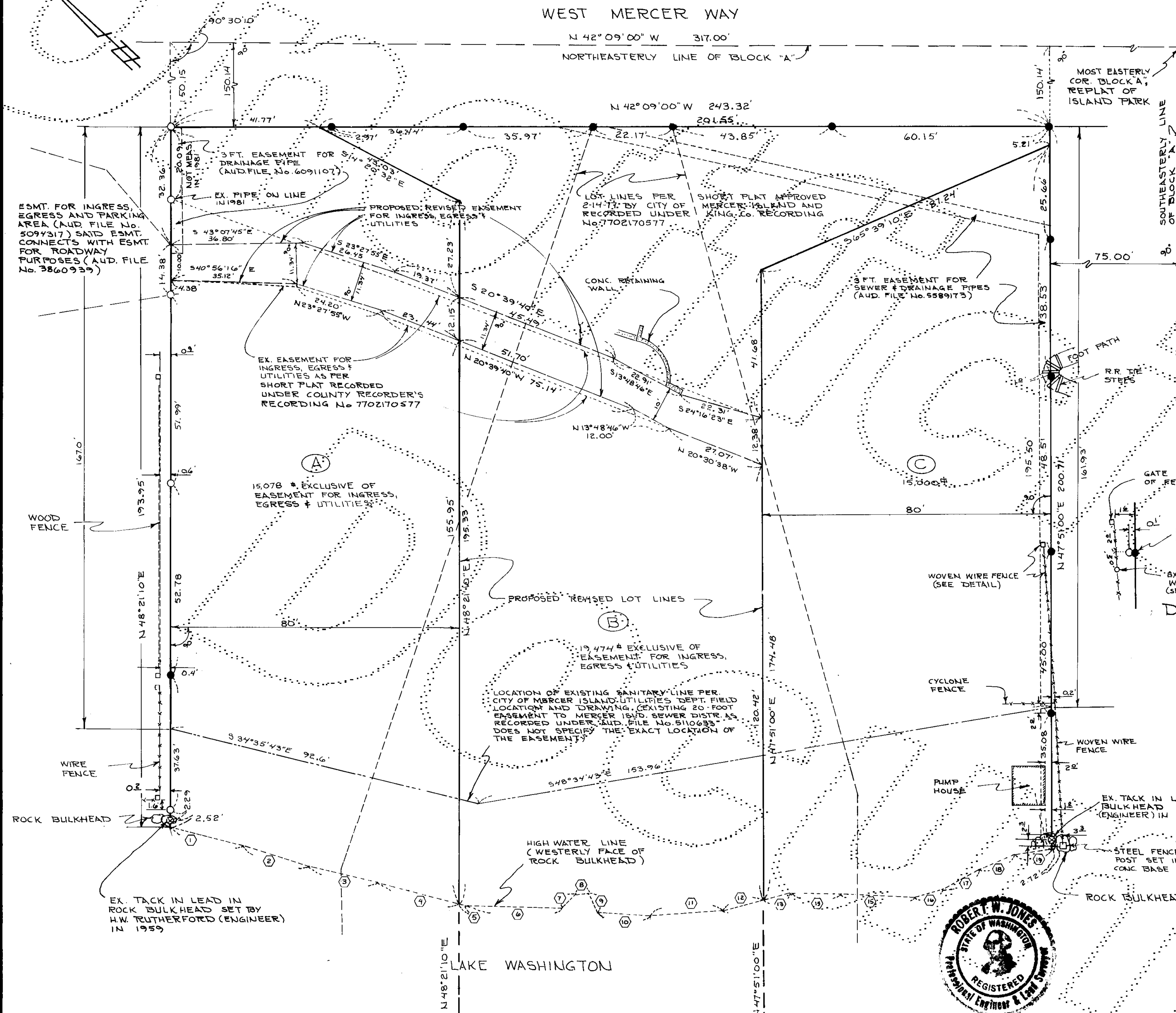
JONES, BASSI & ASSOCIATES
REGISTERED ENGINEERS & SURVEYORS
7834 S.E. 32ND • AD 2-5282 • MERCER ISLAND, WASHINGTON 98040

REVISIONS	
SCALE	DATE
1" = 20'	12-6-76
F.B. NO.	JOB NO.
	2986

BOUNDARY LINE REVISION

CITY OF MERCER ISLAND FILE No. MI-82-08-15

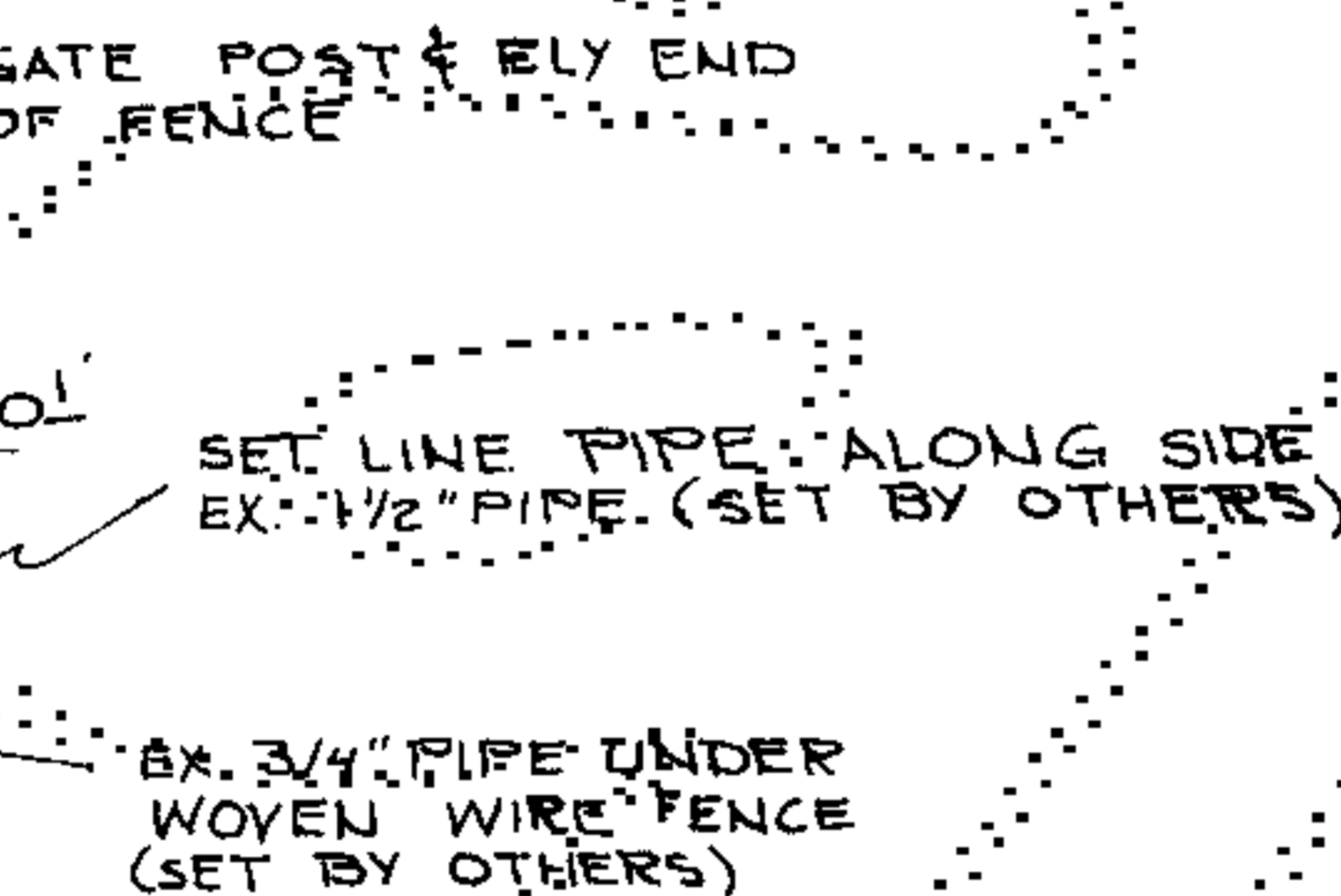
SHEET 1 OF 2



NOTES:

1. THIS SURVEY IS BASED ON A PREVIOUS SURVEY OF THIS PROPERTY AND ADJOINING PROPERTIES DATED NOV. 24, 1959 BY H.W. RUTHERFORD, ENGINEER.

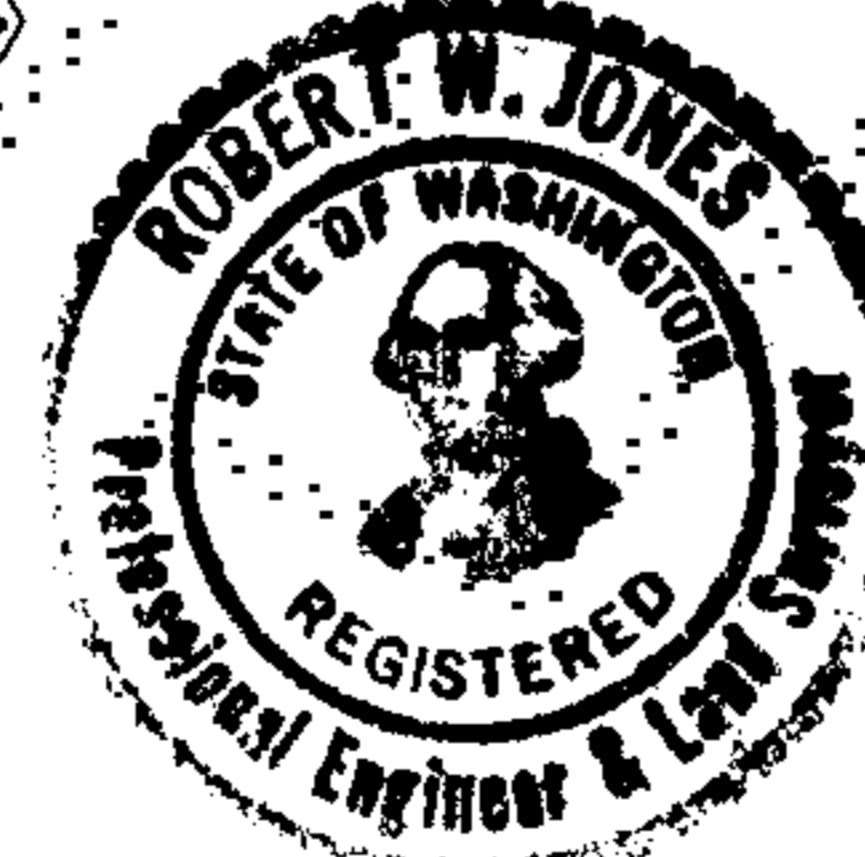
NO.	BEARING	DIST.
1	N 27° 46' 05" W	21.14'
2	N 25° 45' 31" W	19.02'
3	N 27° 22' 55" W	19.45'
4	N 27° 24' 25" W	23.04'
5	N 27° 24' 25" W	2.84'
6	N 39° 41' 07" W	26.54'
7	S 89° 26' 00" W	5.49'
8	N 48° 02' 42" W	3.97'
9	N 26° 20' 57" E	5.41'
10	N 39° 04' 46" W	15.02'
11	N 45° 25' 04" W	19.61'
12	N 56° 19' 00" W	12.16'
13	N 56° 19' 00" W	7.69'
14	N 41° 42' 00" W	14.56'
15	N 37° 46' 14" W	20.26'
16	N 57° 28' 10" W	8.11'
17	N 73° 31' 45" W	10.25'
18	N 63° 30' 13" W	12.06'
19	N 51° 41' 39" W	10.11'



LEGEND

- DENOTES IRON PIPE SET
- DENOTES EX. PIPE SET PREVIOUSLY BY JONES, BASSI & ASSOC.

10/26/82
Robert W. Jones
Philip D. King
Robert R. Schubert



REV. OF ESMT. FOR INGRESS, EGRESS & UTIL.	10-4-82
BOUNDARY LINE REVISION	7-28-82
LOCATION OF SHORE-LINE	6-24-82
ADDED DECK FOUNDATION & WALL	3-10-82
PROPOSED REVISED ESMT.	2-25-82

SURVEY SHOWING PROPOSED REVISIONS TO LOT LINES AND EASEMENT LINES IN MERCER ISLAND SHORT PLAT No. M.I. 76-8-027 AS RECORDED UNDER KING COUNTY RECORDER'S RECORDING No. 7702170577. SAID PLAT IS A PORTION OF BLOCK A, REPLAT OF ISLAND PARK, AS RECORDED IN VOL. 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON AND IS LOCATED IN GOVT LOT 2, (S.W. 1/4 OF S.W. 1/4), IN SEC. 12, T. 24N., R. 4E.W.M.

RECORDER'S CERTIFICATE
 8211169001
 Filed for record this 16 day of NOV., 1982 at 3P.M.
 in book 34 of S.W.R. at page 73 at the request of
 ROBERT W. JONES
 ELLEN HANSEN Mgr. JAMES S. WEEKS Supt. of Records

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of DR. AND MRS. SAM BAUMANN
 in JUNE, 1982
 Robert W. Jones
 Certificate No. 2534

JONES, BASSI & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 7834 S.E. 32ND • 232-5282 • MERCER ISLAND, WASHINGTON 98040

DWN	M.W.M.	SCALE	DATE
SVD	M.W.M.	1" = 20'	11-4-81
APP'D	R.W.J.	F.B. NO. 514	PAGE 2
			JOB NO. 2986

BOUNDARY LINE REVISION

CITY OF MERCER ISLAND FILE No. MI-82-08-15

SHEET 2 OF 2

LEGAL DESCRIPTION

That portion of Block "A", Replat of Island Park, according to plat recorded in Volume 13 of Plats, page 58, in King County, Washington and second class shorelands adjoining described as follows:

Beginning at the most easterly corner of said Block "A"; thence North 42° 09' 00" West along the northeasterly line of said Block 317.00 feet; thence South 48° 21' 10" West 150.15 feet to the True Point of Beginning; thence continuing South 48° 21' 10" West 192 feet, more or less, to the shore line of Lake Washington; thence southeasterly along said shore line 245 feet, more or less, to a point on a line which is 75.00 feet northwesterly from, measured at right angles thereto, and parallel to the southeasterly line of said Block "A"; thence North 47° 51' 00" East along said parallel line, 198 feet, more or less, to a point on a line which is 150.14 feet southwesterly from, measured at right angles thereto, and parallel to the northeasterly line of said Block; thence North 42° 09' 00" West along said parallel line, 243.32 feet to the True Point of Beginning;

TOGETHER WITH shore lands of the second class in front thereof or abutting thereon;

AND TOGETHER WITH an easement for ingress and egress over an existing private roadway located upon property adjoining on the east to provide access to West Mercer Way. (See instruments recorded under King County Recorder's Recording Numbers 3860939, 5094317 and 3927412, all of which pertain to said easement.)

SUBJECT TO utility easements as created by instruments recorded under King County Auditor's Recording Numbers 5110633, 5589173 and 6091107.

FILE NO. MI-82-08-15
CITY OF MERCER ISLAND
KING COUNTY, WASHINGTON

AFFIDAVIT OF OWNERSHIP

APPROVALS

KING COUNTY

Department of Assessment

Examined and approved this 15 day of

NOVEMBER, 1982.

HARLEY H. HOOPER, Assessor

D. O. Martin, Deputy

Department of Records

CITY OF MERCER ISLAND

Return to:

City of Mercer Island
Planning Department
3505 - 88th Ave. S.E.
Mercer Island, WA. 98040

DECLARATION:

Know all men by these presents that we, the undersigned, owners in fee simple of the land herein described do hereby make a revision thereof and declare this drawing to be the graphic representation of same, and that said revision is made with the free consent and in accordance with the desire of the owners. In witness whereof we have set our hands and seals.

Gloria M. Baumann

STATE OF WASHINGTON)

COUNTY OF KING) ss

On this day personally appeared before me DR. SAMUEL C. BAUMANN and GLORIA M. BAUMANN his wife, and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of July, 1982.

Patricia A. May
NOTARY PUBLIC in and for the State of Washington,
residing at Mercer Island.



10/26/82
[Signature]
[Signature]

SW 1/4 of SW 1/4
12-24-4
362350-0273
0274-0275
ELAND

RECORDER'S CERTIFICATE
Filed for record this _____ day of _____, 19____ at _____ M
In book _____ of _____ at page _____ at the request of _____

Mgr. Supt. of Records

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of _____
_____ in _____, 19____

Certificate No. _____

JONES, BASSI & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
7834 S.E. 32ND - 352-5282 - MERCER ISLAND, WASHINGTON 98040
DWN SCALE DATE
SVD F.W. NO. PAGE JOB NO.
APP'D 2986

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT - SUBMITTAL REQUIREMENTS

PURPOSE

A Shoreline Substantial Development Permit is used to obtain approval for proposals including uses that are listed as permitted in the City's Shoreline Master Program (SMP, located in MICC 19.07.110), and which do not fall under one of the permit exemptions allowed by state law in WAC 173-27-040.

Shoreline Substantial Development Permits review proposals for compliance with the standards in the SMP. If construction authorization is required, separate permits must be obtained.

PRE-APPLICATION MEETING

A pre-application meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

Please note: pre-application meetings are held on Tuesdays, by appointment. To schedule a meeting, submit the meeting request form and the pre-application meeting fee (see fee schedule). Meetings must be scheduled at least one week in advance. Applicants are required to upload a project narrative, a list of questions/discussion points, and preliminary plans to the Mercer Island File Transfer Site one week ahead of the scheduled meeting date.

SUBMITTAL REQUIREMENTS

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal has the burden of demonstrating that the proposed development complies with the applicable regulations and decision criteria.

1. **Completed pre-application**
2. **Development Application Sheet.** Application form must be fully filled out and signed.
3. **Project Narrative.** The project narrative should describe the proposed development, including any anticipated future phases, and briefly describe how the project complies with applicable criteria.
4. **Title Report.** Less than 30 days old.
5. **Development Plan Set.** Please refer to the Land Use Application- Plan Set Guide in preparing plans.
6. **Critical Areas Study(s).** Critical areas studies prepared by a qualified professional.
7. **Arborist Report.** Arborist reports prepared by a qualified arborist.

8. **SEPA Checklist.** A SEPA checklist is required, unless the project is categorically exempt. Please consult with a planner if you are unsure if the project is exempt.
9. **Fees.** Payment of required fees.
10. **Bond quantity work sheet.** A completed Critical Areas Mitigation Bond Quantity Worksheet, which can be found at the King County Permitting and Environmental Review page under forms labeled Critical Areas Mitigation Bond Quantity and Worksheet.
11. **(When overwater development is proposed) Site plan.** Showing field location of sewer main located in Lake Washington in relation to the proposed development.

CITY OF MERCER ISLAND

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SHORT SUBDIVISION PRELIMINARY APPROVAL - SUBMITTAL REQUIREMENTS

PURPOSE

A Short Plat/Short Subdivision is any subdivision of four (4) or less lots, containing four acres or less. The purpose of Short Plat/Short Subdivision application review is to ensure that a proposed land division is designed and developed in accordance with the City of Mercer Island's adopted rules and standards. The proposal must be consistent with the protection of the public health, safety, welfare and aesthetics, and provide for adequate public services and infrastructure.

PRE-APPLICATION MEETING

A pre-application meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

Please note: pre-application meetings are held on Tuesdays, by appointment. To schedule a meeting, submit the meeting request form and the pre-application meeting fee (see fee schedule). Meetings must be scheduled at least one week in advance. Applicants are required to upload a project narrative, a list of questions/discussion points, and preliminary plans to the Mercer Island File Transfer Site one week ahead of the scheduled meeting date.

SUBMITTAL REQUIREMENTS

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal shall demonstrate that the proposed development complies with the applicable regulations and decision criteria.

1. **Completed pre-application.**
2. **Development Application Sheet.** Application form must be fully filled out and signed.
3. **Project Narrative.** The project narrative should describe the proposed development, including any anticipated future phases, and briefly describe how the project complies with applicable criteria.
4. **Title Report.** Less than 30 days old.
5. **Transportation Concurrency Application or Certificate.** Submit prior to, or concurrent with, any development proposal that will result in the creation of one or more net new vehicle trips during peak hours.
6. **Development Plan Set.** Please refer to the Land Use Application- Plan Set Guide in preparing plans.
7. **Critical Areas Study(s).** Critical areas studies prepared by a qualified professional, if the site is constrained by critical areas.
8. **Arborist Report.** Arborist reports prepared by a qualified arborist.
9. **SEPA Checklist.** A SEPA checklist is required, unless the project is categorically exempt. Please consult with a planner if you are unsure if the project is exempt.
10. **Fees.** Payment of required fees.

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



FINAL PLAT APPROVAL FOR SHORT PLAT OR LOT LINE REVISION/CONSOLIDATION - SUBMITTAL REQUIREMENTS

PURPOSE

After the code official grants preliminary approval for a short subdivision or lot line revision/consolidation and all conditions of preliminary approval and installation of any required plat improvements are completed the applicant may submit for final approval of the short subdivision or lot line revision/consolidation. Once the preliminary plat for a short subdivision or lot line has been approved the applicant has **one year** to submit a final plat which meets all requirements of the Mercer Island City Code Chapter 19.08 – Subdivision Regulations. A short plat or lot line revision/consolidation that has not been recorded within one year after its preliminary approval shall expire, becoming null and void.

This handout is a general guide to the Mercer Island City Code Subdivision Regulations contained in Chapter 19.08.

SUBMITTAL REQUIREMENTS

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal shall demonstrate that the proposed development complies with the applicable regulations and decision criteria.

1. **Completed site improvements.** Prior to application for final plat, site improvements shall be completed to the satisfaction of the City Engineer or designee.
2. **Development Application Sheet.** Application form must be fully filled out and signed.
3. **Project Narrative.** The project narrative should describe the proposed development, including any anticipated future phases, and briefly describe how the project complies with applicable conditions of approval.
4. **Title Report.** Less than 30 days old.
5. **Transportation Concurrency Application or Certificate.** Submit prior to, or concurrent with, any development proposal that will result in the creation of one or more net new vehicle trips during peak hours.
6. **Final Plat.** Please refer to the development plan set “tip sheet” in preparing plans.
7. **Fees.** Payment of required fees.

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



CRITICAL AREA DETERMINATION – SUBMITTAL REQUIREMENTS

PURPOSE

The reduction or averaging of a watercourse or wetland buffer or the alteration of a steep slope, requires a Critical Area Determination. The decision authority for a Critical Area Determination is outlined in the Mercer Island Unified Land Development Code Section 19.15.010(E), Administrative Actions. The City may authorize the reduction of wetland or watercourse buffer or the alteration of a steep slope, based upon the criteria contained in MICC 19.07. The applicant has the burden of demonstrating compliance with the applicable criteria. For more information about Critical Area Determinations, please refer to the Critical Areas Determination TIP sheet.

PRE-APPLICATION MEETING

A pre-application meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

Please note: pre-application meetings are held on Tuesdays, by appointment. To schedule a meeting, submit the meeting request form and the pre-application meeting fee (see fee schedule). Meetings must be scheduled at least one week in advance. Applicants are required to upload a project narrative, a list of questions/discussion points, and preliminary plans to the Mercer Island File Transfer Site one week ahead of the scheduled meeting date.

SUBMITTAL REQUIREMENTS

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal has the burden of demonstrating that the proposed development complies with the applicable regulations and decision criteria.

1. **Completed pre-application.**
2. **Development Application Sheet.** Application form must be fully filled out and signed.
3. **Project Narrative.** The project narrative should describe the proposed development, including any anticipated future phases, and briefly describe how the project complies with applicable criteria.
4. **Title Report.** Less than 30 days old.
5. **Development Plan Set.** Please refer to the Land Use Application- Plan Set Guide in preparing plans.
6. **Critical Areas Study(s).** Critical areas studies prepared by a qualified professional.
7. **Arborist Report.** Arborist reports prepared by a qualified arborist.
8. **SEPA Checklist.** A SEPA checklist is required, unless the project is categorically exempt. Please consult with a planner if you are unsure if the project is exempt.
9. **Fees.** Payment of required fees.

10. **A Critical Area Study.** Please refer to the development plan set “tip sheet” in preparing plans and critical areas study.
11. **Bond quantity work sheet.** A completed Critical Areas Mitigation Bond Quantity Worksheet, which can be found at the King County Permitting and Environmental Review page under forms labeled Critical Areas Mitigation Bond Quantity and Worksheet.

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

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PHONE: 206.275.7605 | www.mercergov.org



ACCESSORY DWELLING UNITS - SUBMITTAL REQUIREMENTS

PURPOSE

An accessory dwelling unit (ADU) is a habitable living unit added to, created with in, or detached from a single-family dwelling that provides basic requirements for living, sleeping, eating, cooking and sanitation. Either the main house, or the ADU must be occupied by the property owner. For more details on the regulations and process, please refer to the ADU Tip Sheet.

PRE-APPLICATION MEETING

A pre-application meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

Please note: pre-application meetings are held on Tuesdays, by appointment. To schedule a meeting, submit the meeting request form and the pre-application meeting fee (see fee schedule). Meetings must be scheduled at least one week in advance. Applicants are required to upload a project narrative, a list of questions/discussion points, and preliminary plans to the Mercer Island File Transfer Site one week ahead of the scheduled meeting date.

SUBMITTAL REQUIREMENTS

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal shall demonstrate that the proposed development complies with the applicable regulations and decision criteria.

1. **Completed pre-application.** Recommended.
2. **Development Application Sheet.** Application form must be fully filled out and signed.
3. **Project Narrative.** The project narrative should describe the proposed development, including any anticipated future phases, and briefly describe how the project complies with applicable criteria.
4. **Development Plan Set.** Please refer to the Land Use Application- Plan Set Guide in preparing plans.
5. **Fees.** Payment of required fees.
6. **ADU Affidavit.** Submit a recorded document of the Affidavit in Support of Accessory Dwelling Unit Permit.



WHEN RECORDED SUBMIT A COPY TO:
Community Planning & Development
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7605

KING COUNTY DEPARTMENT OF RECORDS AND ELECTIONS

AFFIDAVIT OF:

Affidavit In Support Of Accessory Dwelling Unit Permit

Name:

Address:

I, _____, am over the age of 21 years, and make the statements herein of actual knowledge.

1. The address of my property is _____ and we are applying for a permit to build an accessory dwelling unit at this address.
2. I own this property and I and/or someone in my immediate family will make my/their legal residence in the principal dwelling or accessory dwelling unit and actually reside in such dwelling for more than six (6) months per year.
3. I understand that either the property owner or an immediate family member of the owner will occupy the principal dwelling unit or accessory dwelling unit for more than 6 months per year. If this requirement is not met, the accessory dwelling unit will lose its permitted status.
4. I will notify my prospective purchasers of the limitations of Mercer Island’s Accessory Dwelling Unit regulations.
5. I will notify King County Department of Records and Elections if the accessory dwelling unit is removed from this property.
6. I understand that the City may require the removal of the accessory dwelling unit if any of the requirements for the accessory dwelling unit are violated.
7. I agree to have this document recorded with the King County Department of Records at my expense, and supply a copy to the City of Mercer Island.

I declare under penalty of perjury that the foregoing is true and correct.

SIGNED: _____ DATE: _____
Property Owner(s)

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this ____ day of _____, _____, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared before me and to me know to be the individuals described in and executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ____ day of _____, 20__

NOTARY PUBLIC in and for the State of Washington
Residing at _____

Land Use and Planning Fees

A 3% Technology Fee is included in each of the fees below

Appeals *(fee refunded if appeal is granted)*

Building (plus actual cost of file preparation)	\$ 990.86
Land Use (plus actual cost of verbatim transcript)	\$ 990.86
Code Interpretation	\$ 990.86

Critical Areas

Determination	\$ 3,062.19
Reasonable Use Exception	\$ 6,129.83

Design Review

Pre Design Meeting	\$ 1,686.11
Design Review (Code Official)	\$ 2,634.74
Design Commission Study Session	\$ 4,616.46
Additional (Optional) Design Commission Meeting	\$ 3,629.72
Design Review (Design Commission - Exterior Alteration)	\$ 12,058.21
Design Review (Design Commission - New Building)	\$ 19,815.14

Wireless Communications Facilities

Wireless Communications Facilities-6409 Exemption	\$ 3,792.46
New Wireless Communications Facility	\$ 4,927.52

Deviations

Changes to Antenna Requirements	\$ 2,598.69
Changes to Open Space (hourly)	\$ 125.66
Critical Areas Setback (hourly)	\$ 125.66
Shoreline (hourly)	\$ 125.66
Wet Season Construction Moratorium	\$ 1,065.02

Environmental Review (SEPA)

SEPA Review (Checklist) - Minor	\$ 2,361.79
SEPA Review (Checklist) - Major	\$ 5,236.51
Environmental Impact Statement and Revisions (hourly)	\$ 125.66

Shoreline Management

Exemption	\$ 1,485.26
Permit Revision	\$ 1,505.86
Shoreline Variance	\$ 9,414.20
Shoreline Conditional Use Permit	\$ 8,768.39
Substantial Development Permit	\$ 3,884.13

Subdivision Long Plat

Preliminary Long Plat	\$ 24,214.27
Long Plat - Plat Alteration	\$ 11,663.72
Long Plat - Final Plat	\$ 9,669.64
Fire Review (hourly)	\$ 139.05

Subdivision Short Plat

Two Lots	\$ 8,453.21
Three Lots	\$ 12,346.61
Four Lots	\$ 12,346.61
Deviation of Acreage Limitation (hourly)	\$ 125.66
Short Plat Amendment	\$ 7,439.69
Final Short Plat Approval	\$ 4,160.17
Fire Review (hourly)	\$ 139.05

A 3% Technology Fee is included in each of the fees below

Variations (Plus Hearing Examiner Fee)

Variance	\$ 7,951.60
----------	-------------

Other Land Use

Accessory Dwelling Unit (ADU)	\$ 204.97
Code Interpretation Request	\$ 1,017.64
Comprehensive Plan Amendment (CPA)-Application	\$ 1,916.83
Addition Fee if added to Final Docket*	\$ 17,249.41
<i>*Applications proposed by the City are exempt from these fees</i>	
Conditional Use (CUP)	\$ 6,945.29
Lot Line Revision	\$ 4,063.35
Noise Exception – Type 1	\$ 2,356.64
Noise Exception – Type 2	\$ 957.90
Noise Exception – Type 3	\$ 13,178.85
Noise Exception – Type 4	\$ 2,330.89
Reclassification of Property (Rezoning)	\$ 13,178.85
Right of Way Encroachment Agreement	\$ 606.67
<i>(requires separate ROW Use Permit)</i>	
Sign Fee	\$ 50.00
Transportation Concurrent	\$ 114.33
Zoning Code Text Amendment	\$ 18,580.17
Planning Services (not associated with a permit or review, hourly)	\$ 125.66

Civil

Engineering Review of Construction Permit (hourly)	\$ 223.51
Storm Drainage Review and Inspection	\$ 447.02
<i>(2 hour minimum)</i>	
Plat Improvement Review/Site Development & Inspection (Initial 10 hour Deposit required at Application. \$223.51 hr for additional hours)	\$ 2,235.10
Water Service Order <i>(Permit Processing Fee only)</i>	\$ 646.84

Public Right of Way (ROW) Use Permit

Miscellaneous	\$ 201.88
Type A – Underground improvements in Unpaved Area	\$ 201.88
Type B – Surface Improvements	\$ 404.79
Type C – Underground Improvements in paved area	\$ 606.67

Building Permit Fees

A 3% Technology Fee is included in each of the fees below

All valuations and development and construction permit fees have been established by City Council and passed by Resolution 1516.

Limited Inspection Permits

Demolition – Single Family	\$ 349.17
Demolition – Non Single Family	\$ 609.76
Land Clearing	\$ 173.04
Grading: 50- 100 cubic yards	\$ 232.78
Grading: 101- 1,000 cubic yards	\$ 329.60
Grading: 1,001- 5,000 cubic yards	\$ 430.53
Grading: 5,001-10,000 cubic yards	\$ 567.53
Grading: 10,001+ cubic yards	\$ 701.43
State Energy Compliance-Residential New	\$ 420.24
State Energy Compliance-Residential Alteration	\$ 212.18
State Energy Compliance-Non-Residential New	\$ 700.40
State Energy Compliance-Non-Residential Alteration	\$ 212.18

Inspections Outside Normal Business Hours *(minimum two hour charge)* \$139.05/hr.

Re-inspection *(Assessed under Provisions of Section 305.8)* \$139.05/hr.

Partial Inspections \$ 71.07

Plan Review and Inspections *(all others are not specified)* \$139.05/hr.

Review of Special Foundations/Shoring

Single Family	\$ 839.45
Multi Family/Commercial	\$ 1,260.72

Plan Review/Inspection of Geotech Report

Single Family	\$ 560.32
Multi Family/Commercial	\$ 1,120.64

Temporary Certificate of Occupancy

Single Family (plus \$139.05/hr. over 4 hrs.)	\$ 560.32
Multi Family (plus \$139.05/hr over 36 hrs.)	\$ 5,038.76
Additional Inspection (minimum charge 1 hr.)	\$139.05/hr.

Fire Protection Permits

Fire Sprinkler – Single Family <i>(plus back flow prevention fee)</i>	\$ 704.52
Fire Protection Plan Review and Inspection	\$139.05/hr.
Other Fire Protection Permits	\$194.67/hr.
Fuel Tanks	\$ 173.04
Fire Code Alternate	\$ 429.21

Trees

Arborist Review of Construction Permit	\$ 347.11
Single Family tree removal & Restoration-1-3 trees	\$ 173.04
Single Family tree removal & Restoration-4-10 trees	\$ 434.66
Single Family tree removal & Rostoration-10+ trees	\$ 1,215.40
Non-Single Family Tree Removal and Restoration	\$ 1,215.40

Other Building Related Fees

A 3% Technology Fee is included in each of the fees below

Formal Pre-Application/Intake Screening Meeting \$ 523.24
(second Meeting is ½ cost of first meeting)

E-M-P Combination Permit 31% of Building Permit Fee
(combines Electrical, Mechanical and Plumbing Permits for

Single

Family Homes)

Building Plan Revisions <i>(two hour minimum)</i>	\$139.05/hr.
Stop Work Fee Double building permit fee	
Building Appeal	\$ 990.86
Water Service (Permit processing fee only)	\$ 646.84

Over The Counter Permits

Residential Permit Minimums \$ 173.04
(except as listed below)

Building Permits

Decks-Minor Repair & Maintenance	\$ 96.82
<i>(up to 20 sq. ft. of deck area)</i>	
Re-Roofing of Single-family Residence	\$ 173.04
<i>(except with same roofing system or masonry tile**)</i>	

Electrical Permits

Temporary Power – Single Family Residence	\$ 96.82
Upgrade Panel to 400 amps or less <i>(per panel)</i>	\$ 173.04
Low Voltage Installation <i>(Security, Irrigation, Vacuum System, Thermostat)</i>	\$ 173.04

Plumbing Permits

Water Heater Exchange (no new gas piping)	\$ 96.82
Water Supply Piping	\$ 96.82

Side Sewer Permits

Side Sewer Revision/Modification/Repair	\$ 278.10
Side Sewer Disconnect	\$ 278.10
Side Sewer Connect	\$ 278.10
Backflow Prevention Inspection	\$ 173.04

Mechanical Permits

Exchange of Existing HVAC System for Single Family Residence <i>(includes thermostat)</i>	\$ 96.82
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Supplemental Permits

Add to Existing Same Type OTC (plus itemized fee)	\$ 25.75
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Additional Permit Information

- Some work requires multiple permits
- Fees for all other over the counter and limited inspection permits shall be based on the adopted Fee Tables Using Fair Market value of the labor and materials for the proposed work

** Masonry tile roofs are based on Fair Market Value of labor and materials. Replacement roof, in-kind materials, allowed without a building permit.

IMPACT FEES

School and Park Impact Fees were adopted by the Mercer Island City Council in 2015. Transportation Impact Fees were adopted by the Mercer Island City Council in 2016. Impact fees are authorized by Chapter 82.02 of the Revised Code of Washington (RCW) and imposed on new development to help pay for public infrastructure required to accommodate the new development. The funds collected must be expended or encumbered for their intended purpose within 10 years.

School and Park Impact Fees are assessed only on new residential dwellings. Impact fees are **not** assessed on:

- Replacement residences (an existing legal dwelling is demolished and replaced with a new residential unit)
- Remodeling or reconstruction of existing dwellings
- Accessory Dwelling Units (ADUs)
- Temporary, transitional, senior and affordable housing
- Non-residential accessory structures like sheds or garages

School Impact Fees

Pursuant to Ordinance 18C-10, Mercer Island collects impact fees for schools and passes the funds onto the Mercer Island School District. School impact fees are used for the construction of new schools and/or improvements and additions to existing schools and ancillary structures, as needed to accommodate projected growth in the public school system.

Park Impact Fees

Pursuant to Ordinance 15C-22, Mercer Island collects impact fees for parks. Fees are used to address the impact from new development on park facilities including publicly owned parks, open space and recreational facilities.

Fee Schedule

Impact Fees are assessed on new residential dwellings, based on the type of residence. Single family homes, townhomes and are assessed at the single-family rate. Condominiums and apartments are assessed at the multi-family rate.

	Single Family Residence	Multi-Family Per Unit
School Impact Fee	\$4,035.47	\$ 2,632.00
Park Impact Fee	\$2,268.53	\$ 1,457.87
TOTAL	\$6,304.00	\$ 4,089.87

IMPACT FEES Continued...

Transportation Impact Fees

Pursuant to Ordinance 16C-01, Mercer Island collects impact fees for transportation. Fees are used to address the impact from new development on transportation facilities, such as public streets and roads, and ensure an adequate level of service, consistent with the capital facilities plan of the City of Mercer Island Comprehensive Plan.

Transportation Fee Schedule

Impact Fees are assessed on commercial construction, based on the use. Restaurant and Retail uses are exempt.

	Fee Amount
Single Family (1-2 dwellings)*	\$4,287.46/dwelling
Multi Family (3 or more dwellings)*	\$2,444.14/dwelling
Senior Housing	\$1,157.46/dwelling
Lodging	\$2,572.25/PER ROOM
Commercial Services	\$17.06/sq ft of GFA
School	\$557.74/student
Institutional	\$3.17/sq ft of GFA
Light Industry/Industrial park	\$3.90/sq ft of GFA
Warehousing/Storage	\$1.93/sq ft of GFA
Supermarket	\$26.02/sq ft of GFA
Gas Station	\$25.49/pump
Administrative Office	\$6.38/sq ft of GFA
Medical Office/Dental Clinic	\$15.31/sq ft of GFA

* School & Park impact fees also apply to residential dwelling units.

Fee Payment

As required by State law (RCW 82.02), impact fees are charged at the issuance of a project's building permit. Payment is due before the building permit can be issued, but applicants may request deferred payment. Impact fees can be deferred until (1) final inspection; (2) issuance of the Certificate of Occupancy or equivalent certification; or (3) the closing of the first sale of the property after the issuance of the applicable building permit, whichever comes first; provided that the term of the impact fee deferral shall not exceed 18 months from the date of building permit issuance.

IMPACT FEES Continued...

Requesting Deferred Payment

Requesting an impact fee deferral requires applicants to sign a deferred payment lien and pay applicable fees, including a \$50 administration fee. The lien will be recorded against the property, to be released upon payment of the impact fee. The Deferred Payment request Form is available here:

http://www.mercergov.org/files/Impact_Fee_Deferral_Form_2015.pdf



Development and Construction Permit Fee Schedule

Effective January 1, 2019

City of Mercer Island
Community Planning
& Development
9611 SE 36th Street
Mercer Island, WA 98040
206.275.7605

www.mercergov.org

CITY OF MERCER ISLAND
Community Planning and 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:
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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

TRANSPORTATION CONCURRENCY REVIEW is required prior to, or concurrent with, any development proposal that will result in the creation of one or more net new vehicle trips during peak hours (7am-9am, 4pm-6pm), per the ITE Trip Generation Manual. Describe the development proposal below. 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.

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:	
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FOR COMMERCIAL PROJECTS: Use the Vehicle Trip End table on page 2 of this form 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 (ft ² , dwellings, room, bed, etc.)	Vehicle Trip Ends	Total Proposed Vehicle Trips (Number of Units x Vehicle Trip Ends)
CURRENT/PRIOR LAND USE - Land Use Type	Unit of Measure	Number of Units (ft ² , dwellings, room, bed, etc.)	Vehicle Trip Ends	Total Proposed Vehicle Trips (Number of Units x Vehicle Trip Ends)
Net New Vehicle Trips				
Subtract Total Prior Vehicle Trips from Total Proposed Vehicle Trips <i>(Please use the vehicle trip estimates on page 2 of this form)</i>				

Please read and sign the 2nd page of this form

ITE Code	ITE Land Use Category	Unit of Measure	Vehicle Trip Ends
210	Single Family House	dwelling	1.00000
220	Multifamily Low-rise (1-2 floors)*	dwelling	0.67000
221	Multifamily Mid-rise (3-10 floors)	dwelling	0.41000
254	Assisted Living	bed	0.34000
310	Hotel	room	0.61000
492	Health/Fitness Club	square foot	0.00392
520	Elementary School	square foot	0.00316
522	Middle/Junior High School	square foot	0.00333
530	High School	square foot	0.00215
560	Church	square foot	0.00080
565	Day Care Center	square foot	0.01182
590	Library	square foot	0.00681
620	Nursing Home	bed	0.37000
710	Office	square foot	0.00156
720	Medical Office	square foot	0.00410
730	Government Office Building	square foot	0.00319
732	Post Office	square foot	0.01511

ITE Code	ITE Land Use Category	Unit of Measure	Vehicle Trip Ends
816	Hardware/Paint Store	square foot	0.00113
820	Shopping Center	square foot	0.00421
850	Supermarket	square foot	0.00760
880	Pharmacy/Drugstore: no drive-up	square foot	0.03207
881	Pharmacy/Drugstore: w/ drive-up	square foot	0.01132
911	Walk-in Bank	square foot	0.02640
912	Drive-in Bank	square foot	0.02006
925	Drinking Place	square foot	0.01553
931	Quality Restaurant	square foot	0.00828
932	High-Turnover (Sit-Down) Restaurant	square foot	0.01740
933	Fast Food: no drive-up	square foot	0.04870
934	Fast Food: w/ drive-up	square foot	0.11663
936	Coffee/Donut Shop: no drive-up	square foot	0.02823
937	Coffee/Donut Shop: w/ drive-up	square foot	0.03743
944	Service Station	fuel position	14.4100
947	Self-service Car Wash	wash stall	8.00000

*The Multifamily Low-rise (1-2 floors) includes townhomes and condominiums
Please note that these numbers are estimates taken from the Trip Generation Manual 10th Edition

CONCURRENCY VALIDITY AND EXPIRATION (MICC 19.20.040D, MICC 19.20.040E, MICC 19.20.040F)

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