

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



Pre-Application Meeting (PRE20-012)

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

Summary:

Site Location:	7615 E. Mercer Way (Parcel 302405-9036)		
Lot Size:	92,347 SF (2.12 acres)	Zoning:	R-9.6 (Single Family)
Brief Project Description:	2-lot short plat and lot line revision	Documents Provided:	Narrative, Tree Report, Short Plat Exhibit, Lot line exhibit
Applicant Information:			
<small>Name:</small>	Tim McHarg, AICP	<small>Email:</small>	tmcharg@vnf.com
		<small>Phone:</small>	Phone
Second Pre-application Meeting Required:	Recommended	Provide a better site plan with entire lot and proposed lot lines (new, proposed, revised) shown. Additionally, critical areas should be accurately shown, and revised building pad may be necessary. Provide calcs for lot coverage on plans.	

Applicant Questions:

1. Can the lot line revision and short plat applications be consolidated into a single review? *Yes, but all affected property owners would need to sign the final plat. Two separate applications would be required.*
2. If so, can the lot line revision and short plat be approved and recorded as a single document? *Yes, but all affected property owners would need to sign the final plat.*
3. Does the buffer reduction apply to the short platting and development of the proposed new lot? *No. The proposed new development would have to meet the current critical area regulations in MICC 19.07.*
4. Advise of any specific issues that need to be addressed in the critical area study and geotechnical report other than MICC 19.07.160? *Addressed in review comments below*

Conversation log provided with submittal will be further discussed in pre-application meeting with updated notes to follow.

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Review Comments:

Fire Comments:

Fire Contact: Jeromy.Hicks@mercergov.org or 206-275-7966.

1. Building Information
 - a. Address: 7615 East Mercer Way
 - b. Use: R
 - c. Construction Type: Type Unknown
 - d. Square Footage: Unknown
2. Special Consideration: Short plat access determination is provided as a guide. The items listed below will be evaluated upon permit submission. Fire code is applied to permit applications and not short plat determinations.
3. Sprinkler information
 - a. All New Single Family require a minimum of a NFPA 13D sprinkler system. An exterior bell is required to be installed and must activate upon water flow. Interior smoke detectors or sounders must also be interconnected with the water flow switch.
 - b. Additional fire suppression systems may be needed as determined by the Fire Marshal at time of plan submittal. These could include NFPA 13r or NFPA 13 systems to mitigate fire access, grade and water supply.
4. Fire Alarm information:
 - a. Fire alarm systems may be required to mitigate fire access, grade, and water supply. This will be determined at time of building plan submittal.
5. Hydrant and fire flow information (IFC Appendix A)
 - a. The fire flow at the home does not meet requirements. Hydrant WA-HY-I5-07
 - 1067gpm @ 110psi
 - b. Distance to hydrant meets requirements. (258ft) to all sides, and (120ft) to driveway.
 - c. Consult IFC Appendix A for size and construction types for fire flow.
6. Access road (2015 IFC Appendix D)
 - a. Turn Around. Driveway is 120'. If longer than 150' a turnaround must be provided.
 - b. Width. All access roads under 500 feet in length are required to be 20 feet in width. Width at time of pre-application meeting was 12.35 feet. This will require a mitigation option.
 - c. Slopes that exceed 10% will required a mitigation option.

*Subject to change pending submittal of plans and plan review. Plan approval/ Plan review does not relieve the designer/contractor from complying with all applicable codes and requirements as adopted by the City of Mercer Island and the State of Washington, nor does it abrogate the requirements of other authorities having jurisdiction.

For additional information please refer to this helpful webpage:

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

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Tree Comments:

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

1. Please refer to MICC 19.10 for our tree code.
2. Tree retention and replacement will be required. A replanting plan will be required. Tree 127 needs to be replaced since it is a city tree and regulated even though it is below the 10" threshold.
3. Tree protection of retained trees will be required.
4. Sequential (phased) tree removal may be required (only remove trees necessary at each step of the review process)
5. Tree 133 is an exceptional right of way or private tree that needs to be retained. The building pad needs to be moved outside the trees Tree protection zone given by Project Arborist. Or protection and building pad shown at least outside the critical root zone if further analysis by Project Arborist allows this reduction of protection zone. Consider moving lot line, driveway, to allow building pad to be moved to retain tree 133.
6. Streets are mislabeled on plan. Please correct this to avoid confusion.
7. Trees removed within the last 5 years that were viable and not a hazard need to be included in the retention calculation. At least 30% of viable regulated trees need to be retained. As well as exceptional trees per MICC 19.10.060.

<http://www.mercergov.org/files/MercerIslandTreeInventory.pdf>

For additional information please refer to this helpful webpage:

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

Civil Engineering Comments:

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

1. Please refer to MICC Title 15 for our Water, Sewers, and Public Utilities code.
2. The access shall meet the fire requirement. No concrete is allowed in ROW.
3. The new water meter shall be placed along the shoulder of E. Mercer Way, not SE 76th Street.
4. No new cut to the City sewer main, connect to the existing side sewer for the current house.
5. The Drainage design shall follow the current code. No sheet flow is allowed for this site. Detention is required. A detention tank under the driveway is okay.

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: Mona.Davis@mercergov.org or 206-275-7706.

1. "Standard" zoning constraints:
 - a. Setbacks
 - Front yard: 20-feet
 - Rear yard: 25-feet
 - Side Yard: Variable. Please see MICC 19.02.020(C)(1)(c)(iii)

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- 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:
 - 1. 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.
 - 2. 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.
 - 3. For the full code, please refer to MICC 19.02.020 (C)(1)(c)
- b. Height limits / downslope height limit for single-family home
 - i. Maximum height: 30 feet above the average building elevation (ABE) to the highest point of the roof
 - ii. at 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. Based on lot slope
 - ii. Calculated by totaling the following:
 - 1. All drivable surfaces (driveway, parking pad, turn-arounds, etc., regardless the material type, e.g. pervious driveway counts towards lot coverage)
 - 2. Roof line (includes eaves and covered decks)
 - iii. Allowed a maximum of 9% of the lot area can be hardscape
 - 1. Hardscape includes patios, uncovered steps, walkways, decks, retaining walls, rockeries, etc.
 - 2. Retaining walls count towards hardscape calculation
- d. Gross Floor Area: 40% of the lot area
 - i. 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).
 - ii. Second or third level covered decks count towards GFA, only uncovered or covered decks on the main level don't count towards GFA
- 2. Short subdivisions are regulated in MICC Title 19. See Design Standards in MICC 19.08.030. More discussion on the building pad location will occur in the pre-app meeting, particularly around setbacks, trees, and critical area buffers and setbacks.
- 3. Show all existing and proposed easements on the site plan.
- 4. Critical area constraints (on and off-site). See MICC 19.07.180 for watercourse regulations.
 - a. A previous critical areas review was completed under permit CAO16-003

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- b. Buffer averaging/reduction occurred as part of that review, but new development will need to evaluate current regulations and development standards. Np watercourse requires 60-foot buffer; piped watercourse requires 45-foot setback. There's a 10-foot building setback from the edge of buffer/setback required. There are provisions to reduce the building setback to 5 feet.
 - c. A Critical area study is required is to address MICC 19.07 – Environmental regulations.
 - d. A geotech report (hazards, mitigation, statement of risk, etc.) is required to evaluate developing on erosion hazards, seismic, and potential slide.
5. SEPA review is required
 6. Direct response to applicant questions (see above and incorporated into these notes)
 7. Impact fees (traffic, school, parks) are paid prior to building permit issuance based upon the current fee schedule in effect. The fees are required for each new residence constructed. Currently, Traffic is \$4,493.25, School is \$5,843.11, and Parks is \$2,377.42 per residence. If the building permit is issued within one year of demolition of the existing house, impact fees are not applicable (MICC 19.17.090.B).
 8. Land Use Application Process and Estimated Timeline:
 - a. Required land use approvals: Short Plat, Site Development, Final Plat, SEPA
 - i. Describe options and the required land use approvals for each option
 - b. Prompt for consolidated review
 - c. Summary of procedural steps
 - i. Pre-Application meeting
 - ii. Submit application electronically
 - iii. Application Completeness Check (28 days from submittal)
 - iv. Review begins. Application routed for review and 30-day public comment period.
 - v. 1st Review comments are sent out (after 30-day public comment period)
 - vi. Revision Reviews
 - vii. Notice of Decision and Appeal Period
 - viii. Public Hearing (if required due to an appeal)
 - ix. Appeal period
 - d. Typically land use approvals are valid for a period of 3 years from the date of approval.
 - e. Description of timeline:
 - i. Overall, we estimate about 6 months from application to issuance of a preliminary short plat decision, dependent on a number of factors (applicant responsiveness, quality of materials, accuracy of design to code, etc.). Depending on construction limitations, allow another 4-6 months for site development and final plat review.

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

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

Regards

Mona Davis, Planning Manager/Project Manager
 Community Planning & Development
 City of Mercer Island

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