
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



July 20, 2021

Greg Arms
8 Crescent Key
Bellevue, WA 98006

RE: Notice of Incompleteness for File No. SUB21-006 – Milestone Short Subdivision
7621 SE 22nd ST, Mercer Island, WA 98040; King County Tax Parcel # 531510-1846

Dear Mr. Arms:

The City of Mercer Island received the above referenced application for a three (3) lot short subdivision for the property located at 7621 SE 22nd ST (King County parcel # 531510-1846) on June 23, 2021. The City has assigned file number SUB21-006 to the short subdivision application. Following review of the application, City staff has determined that the application is **incomplete**, and the following items need to be provided:

Fire:

1. This will be needed on the final "approved" plat map (can be addressed now or later): "All buildings are subject to meeting current fire code requirements at the time of permit submittal. Access shall be provided as outlined in the International Fire Code Appendix D and MICC 19.09.040. Fire plan reviews will be conducted at time of building permit submittal and may require additional fire protection systems and/or additional fire prevention measures for building approval."

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

Planning:

1. A SEPA Checklist was provided, however the SEPA review was not checked on the provided Development Application. Please revise the Development Application to include the SEPA review or state how the proposal is exempt from SEPA.
2. Per MICC 19.09.090(A)(2)(c) building pads shall not be located within critical and buffers. The proposed building pad on Lot 2 is within the 120 foot type F watercourse buffer. There are 2 options moving forward:
 - a. Revise the plans to have the building pad outside the watercourse buffer and 10 foot setback (see comment #3 below).
 - b. Apply for a Critical Area Review 2 application to do buffer averaging or reduction under MICC 19.07.180(C)(4) or (5). A critical areas study and mitigation plan would be required.
3. Please note that per MICC 19.07.180(C)(7) buildings and other structures shall be set back a minimum of 10 feet from the edge of the 120 foot watercourse buffer.
4. Provide the following information for the existing and proposed lots: Lot width, depth, lot area and net lot area, lot slope, hardscape, and lot coverage.
5. Please note what existing improvements are proposed to be removed (i.e., the existing house, driveway, patio, fence, etc.).
6. This approval note will need to be added (can be addressed now or later):

APPROVAL NOTE:

THIS REQUEST DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPERATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER SAME OWNERSHIP.

Contact: Lauren Anderson, City Planner at Lauren.Anderson@mercerisland.gov or 206-275-7704

Trees:

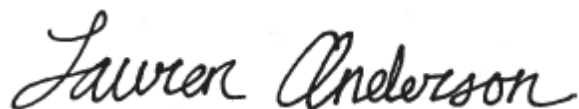
1. As noted in the pre application meeting, tree 13 is exceptional and dripline is not shown according to Arborist report. A 16' dripline to the north should be shown. Also see Arborist provided Limits of allowable disturbance that must be shown and update for all trees. If these limits are encroached upon the tree would be considered damaged and possibly removed. Unless an Arborist supervised and controlled air excavation root analysis is conducted and finds different results.
2. As noted in the pre application meeting, trees 12-18 and 25 may be an exceptional grove according to the Arborist. Unless shown otherwise all these trees should be considered exceptional and need to be protected. Unless removal is justified under MICC19.10.060.3. This justification of removal is to include a description on how the site was designed to minimize tree removal.

Future First Round of Review Comments (can be addressed now or later):

3. Civil: See checklist for tree protection plan. Use Arborist report to complete plan. Create tree protection plan with dripline of all trees even those proposed for removal.
https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_developm ent/page/21988/treessubmittalchecklist.pdf
4. A preliminary replanting plan is recommended at this time to confirm replacements can be fit on either proposed lot. It will be required at the time of building. At least half of the trees need to be Pacific Northwest native. The trees need to be at least 10' apart from each other, structures, fences and utilities. If you can show no room exists on site for all the required trees, the remainder can be a fee in lieu (\$494.50/tree that cannot be replaced). A request form must be completed and approved for this option.

Contact: John Kenney, City Arborist, at john.kenney@mercerisland.gov or 206-275-7713.

Sincerely,



Lauren Anderson, Planner
206-275-7704

Lauren.anderson@mercerisland.gov

City of Mercer Island Community Planning and Development