

Ryan Harriman

From: Greg Arms <greg@milestonenw.com>
Sent: Wednesday, October 19, 2022 9:39 AM
To: Ryan Harriman
Cc: John Altmann
Subject: RE: SUB21-006 Incomplete Submittal
Attachments: SS location adjacent to driveway.

Thanks Ryan.

I talked with John Altman yesterday and he should have critical area update shortly. Our original submittal did not include an update as we thought we had eliminated the need for Critical area review based on our retraction of the request to modify the buffer. After we spoke, I directed John to update his study based on our conversation.

We had a note on the plans regarding the expansion of the paving but did not show detail as we were unclear based on the work being done next door as to where it would be placed,

Since the lift station is relocating the sewer line along the driveway, it makes the most sense to expand the pavement along the eastern edge as they are excavating that area and it will already be disturbed. The current conditions can be seen in the photos in the attached email from King County.

I believe the work King County is performing on relocating the sewer line is being carried out under **19.07.150 - Public agency exception.**

Based on our previous discussions and code requirements. We are assuming that the area where we will be undergrounding the storm in place of the existing swale will be exempt from CA requirements as it's a utility improvement in the ROW for SE 22nd.

As to the expansion of the driveway, it does fall within the definition of MICC 19.16 for a private right of way and it should be exempt from the definitions in **19.07.120 - Exemptions.**

19.07.120 reads in part...

D.

"The following activities are exempt from review and compliance with this chapter, provided all activities shall use reasonable methods to avoid and, if avoidance is not possible, minimize impacts to critical areas and buffers to the greatest extent feasible consistent with [section 19.07.100](#), mitigation sequencing:

1.

Minor expansion of existing right-of-way improvements, including public streets, bike lanes, shoulders, trails, sidewalks, and open space, following consultation with the code official

Also;

"E.

The following activities are exempt from city review and approval but must comply with the standards of this chapter:

1.

Repair and maintenance of existing right-of-way improvements. Repair, maintenance, reconstruction and replacement of existing right-of-way improvements, including public streets, bike lanes, shoulders, trails, sidewalks, and open space.

2.

Repair and maintenance of existing utility facilities. Repair, maintenance, reconstruction and replacement of public utility structures and conveyance systems and their associated facilities, including but not limited to service lines, pipes, mains, poles, equipment and appurtenances, both above and below ground.”

We have spoken with King County and the contractor Walsh to express our desire to have the area of disturbance finished with a top course of gravel for the eventual expansion of the paved drive.

As to mitigation for this disturbance, King County is providing extensive plantings on their property adjacent to the driveway and John will address these mitigations as being adequate for the disturbance from the expanded drive.

Thanks

Greg

Greg Arms
Milestone Northwest LLC
1100 Bellevue Way NE
Ste. 8A # 183
Bellevue , WA. 98004
206 817-4192

From: Ryan Harriman <ryan.harriman@mercerisland.gov>
Sent: Wednesday, October 19, 2022 8:13 AM
To: Greg Arms <greg@milestonenw.com>
Subject: SUB21-006 Incomplete Submittal

Greg,

Your resubmittal is incomplete because the critical areas report wasn't updated or provided. Additionally, the improvements to the private driveway serving lot 3 and the adjacent property are not illustrated on the plan set.

Please review the attached letter and let me know if you have any questions.

Best regards,

Ryan Harriman, EMPA, AICP

Planning Manager

Community Planning & Development | City of Mercer Island

206.275.7717 | mercerisland.gov/cpd

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