

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



October 26, 2022

Jed Murphy

PO Box 317

Ronald WA 98940

Via email: jed@jmkhomes.net

RE: Request for Information #3 for File No. SUB21-008 – Koneru Short Plat
6610 East Mercer Way, Mercer Island, WA 98040; King County Tax Parcel # 302405-9153

Dear Mr. Murphy:

The City of Mercer Island reviewed your third submittal for SUB21-008. Following the review of the materials, City staff has determined that additional information is necessary to ensure compliance with the Mercer Island City Code (MICC). The following items will need to be addressed at your next submittal:

General:

1. When resubmitting, please submit a response letter to address each review comment. Please also state where the proposed changes can be found (i.e. sheet number, document name, etc.).
2. When resubmitting electronically to the SFTP website, please make it clear in the file name that the resubmittal is for all 3 associated land use applications and notify the Permitting Staff at epermittech@mercerisland.gov.

Planning:

Contact: Ryan Harriman, EMPA, AICP, Planning Manager, at ryan.harriman@mercerisland.gov or 206-275-7717.

1. In the last comment review letter, the City requested the applicant complete a Code Criteria Compliance Matrix for the proposed short subdivision. The code criteria compliance matrix was supposed to include specific details and examples about how the proposed project is consistent with Chapter 19.02 MICC, Chapter 19.07 MICC, Chapter 19.08 MICC, and Chapter 19.10 MICC. The responses provided were not specific and did not provide details and examples. Do not write that the applicant acknowledges the standard or that the standard is being met, but rather explain how each standard is being met. **At the next submittal the applicant shall provide a complete code criteria compliance matrix that includes specific details and examples about how the proposed project is consistent with Chapter 19.02 MICC, Chapter 19.07 MICC, Chapter 19.08 MICC, and Chapter 19.10 MICC.** The applicant bears the burden of proof that the proposed project is consistent with all laws, standards, and requirements provided in the MICC. If a section of the code is not applicable to the proposed development, please indicate that in the matrix. A copy of the Excel files were previously emailed to the applicant.

2. In the last comment review letter, the City requested the Applicant provide an analysis of school bus stops or safe walking routes to schools. The applicant did not provide an analysis of school bus stops or safe walking routes to schools, nor did the applicant coordinate with the school district on bus stop locations that will serve the proposed development. **The Applicant shall provide the analysis and approval from the school district at the next submittal.**
3. On September 8, 2022 the Applicant provided a letter from Pace Engineers, Inc, via email, regarding the private access road. The letter discusses impacts to the private access road and adjacent properties and specifies the prescriptive easement across the original Gregory Addition plat. The letter argues trip impact and fire suppression requirements related to 2112-250 but fails to provide legal documentation that the subject property could be divided, and another lot could utilize the private access road without bringing it to be consistent with current standards. On September 12, 2022, the Applicant was informed via email that whether the private access road is in a tract or an easement, these arrangements often limit the ability to add new lots – unless the underwriting document is amended to include such. At the next submittal, the applicant shall submit evidence that they can legally add an additional lot to the use of this private access road.
4. Staff reviewed the geotechnical report for consistency with MICC 19.07.160 and was unable to determine where MICC 19.07.160(B)(2) was addressed. Please provide this analysis or indicate where in the report this information is found.

Pursuant to MICC 19.07.160(B)(2) an alteration of landslide hazard areas and seismic hazard areas and associated buffers may occur if the critical area study documents find that the proposed alteration:

- a. Will not adversely impact other critical areas;
 - b. Will not adversely impact the subject property or adjacent properties;
 - c. Will mitigate impacts to the geologically hazardous area consistent with best available science to the maximum extent reasonably possible such that the site is determined to be safe; and
 - d. Includes the landscaping of all disturbed areas outside of building footprints and installation of hardscape prior to final inspection.
5. Staff reviewed the geotechnical report for consistency with MICC 19.07.160 and was unable to determine where MICC 19.07.160(D) was addressed. Please provide this analysis or indicate where in the report this information is found.

Pursuant to MICC 19.07.160(D) When development is proposed within a seismic hazard area:

1. A critical area study shall be required and shall include an evaluation by a qualified professional for seismic engineering and design, a determination of the magnitude of seismic settling that could occur during a seismic event, and a demonstration that the risk associated with the proposed alteration is within acceptable limits or that appropriate construction methods are provided to mitigate the risk of seismic settlement such that there will be no significant impact to life, health, safety, and property.
2. *Identification of seismic hazard areas.* Seismic hazard areas shall be identified by a qualified professional who references and interprets information in the U.S. Geological Survey Active Faults Database, performs on-site evaluations, or applies other techniques according to best available science.
3. When development is proposed on a site with an active fault, the follow provisions shall apply:

- a. A 50-foot minimum buffer shall be applied from latest Quaternary, Holocene, or historical fault rupture traces as identified by the United States Geological Survey or Washington Geological Survey map databases or by site investigations by licensed geologic professionals with specialized knowledge of fault trenching studies; or
- b. Mitigation sequencing shall be incorporated into the development proposal as recommended based on geotechnical analysis by a qualified professional to prevent increased risk of harm to life and/or property.

Trees:

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

1. (Repeat comment for Architect/Arborist) Provide the tree inventory worksheet and include all trees removed within five years. This will include the trees that were approved to be removed under the non-development tree permit before this development proposal. This was for five trees to be removed under permit 2104-048 (trees 6,7,8,10,15 in previous report). The tree protection plan must show at least 30% of trees being protected and not damaged by construction for this subdivision to be approved. https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/mercerislandtreeinventory.pdf
2. (Second repeat comment for arborist/civil) Update Arborists tree report, a draft report has been submitted. Arborist will need to review new plans and confirm the distance of disturbance is adequate and will not damage the saved tree.

Civil Engineering:

Contact: Ruji Ding, Senior Development Engineer, at ruji.ding@mercerisland.gov or 206-275-7703.

1. Please see the attached plan review set, all engineering comments are provided in the document.
2. There is an existing public sewer easement onsite near the shoreline with recording number 5501889, please show on the plan.
3. The private 5-ft wide storm drainage easement and drainage system cannot be inside the public sewer easement near the shoreline, it is unable to verify due to the missing easement (recording # 5501889) with this submittal.
4. Please clarify if the 5-ft storm easement near the northern property line is private or public, and proposed or existing.
5. Please clarify if the 7-ft side sewer easement for Lot 2 granted to Lot 1 is private.
6. Please clarify if the new 16-ft wide shared access and utility easement is private.
7. Please clarify if the access easement for Lot 1 granted by Lot 2 is private, also provide dimensions and limits of this easement. The submitted plan does not show the limits, only the call out.

Fire:

Contact: Jeromy Hicks, Fire Marshal, at Jeromy.hicks@mercerisland.gov or 206-275-7979.

Provided below are comments related to short plat application SUB21-008. These represent the current adopted code standards in relation to the International Fire Code and amendments listed under MICC 17.07.020. Please respond to each comment regarding the submitted documents and how you can align your project proposal with current code.

1. The plat map needs to have the statement from the fire marshals office placed on it.

“All building permits are subject to meeting current fire code requirements at the time of a complete submittal, including fire apparatus access as outlined in adopted code sections of the International Fire Code Appendix D. 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.”

2. Fire Access- Does not meet current standards:

MICC Amended (17.07.020 SS) IFC Appendix D: Where required. Appendix D, Section 101.1. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code. The requirements in this appendix may be modified by the fire code official if the building is provided with an approved automatic fire sprinkler and/or other approved fire protection features.

3. Access width- Does not meet current standards

IFC 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Roads more than 500' feet shall be 26' wide (D103.1)

4. Dead end- Does not meet current standards

IFC 503.2.5 Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.

IFC Section D103.1 Design Standards for fire apparatus turn arounds.

5. Fire Flow- This is determined at time of building permit submittal

IFC Section B105.2= Chart

MICC Amended Code Section (17.07.020 PP)- Amended to decrease the fire flow for single family residential structures to 50% of the required water flow if equipped with an approved fire sprinkler system per Chapter 9 of the IFC.

Note- all new construction is required to install an approved fire sprinkler system per R313.2.

6. Hydrant spacing- Proposed Fire Hydrant, must meet standards

IFC C102 Number of Hydrants and spacing required. Hydrants shall be located within 250 feet from the hydrant to the fire department access. Additionally, fire hydrants shall be located within 300 feet from the furthest point of the residence (w/o fire sprinkler system) and 600 feet (with sprinkler system).

7. Waterflow- Does not meet standards

This may be corrected with the installation of the proposed fire hydrant. The hydrant shall be calculated/modeled to provide at least 1500gpm. Additional flow may be required depending on the house size and construction as listed in IFC B102.

8. Fire Turn Around- Does not meet standards

IFC 503.2.4 The required turning radius of a fire apparatus access road shall be determined by the fire code official. (See Appendix B)

9. Grade (14%)- Does not meet current standards

IFC D103.2 Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official (Code Alternative)

With your resubmittal, please provide a cover letter responding to each of the items above. Please reference page/sheet numbers noting where the requested information can be found. An incomplete resubmittal may delay your project.

The City's processing of the Short Plat application has been put on hold until these issues are resolved. Pursuant to MICC 19.15.110, all requested information must be submitted within 60 days or a request for extension requested. The deadline for a complete response or request for extension is Tuesday, December 27, 2022. If a complete response is not received or an extension response has been received prior to that date, the application will expire and be canceled for inactivity. No additional notification regarding this deadline or expiration of the application will be provided.

Please do not hesitate to contact me at 206-275-7717 or via e-mail at ryan.harriman@mercerisland.gov if you have any questions.

Best regards,

Ryan Harriman

Ryan Harriman, EMPA, AICP – Planning Manager
City of Mercer Island Community Planning & Development