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January 17, 2023

City of Mercer Island
Community Planning and Development Department

RE: MI Project No. SUB22-007, 8247 E Mercer Way

Dear Reviewers:

We are submitting this letter and accompanying Plan Set and Exhibits in response to comments below. Textual responses are also included in this letter below each comment.

Response for NOTICE of INCOMPLETE APP (Letter Dated October 17th, 2022 – Andrew Leon)

Comment 1. The provided title report is dated more than 30 days prior to the date of application. Please provide an updated title report.

Response: Updated Title Report included in resubmittal upload.

Comment 2. This project involves work on a site with a delineated wetland. Wetlands are considered lands covered by water as defined in Washington Administrative Code (WAC) 197-11-756. Development, including short subdivisions, on lands covered by water is not exempt from SEPA under WAC 197-11-800. Please provide a complete SEPA checklist and update your development application form to indicate that the application also includes a SEPA review.

Response: Included in resubmittal upload.

Comment 3. Please show building pads on the plans that are consistent with the standards listed in MICC 19.09.090. Please note that the building pads must be located outside of critical areas and critical area buffers. Building pads must also be located to minimize impacts to retained trees.

Response: Proposed building pads added to Short Plat drawings. Included in resubmittal upload.

Comment 4. MICC 19.07.090 requires a Critical Area Review 1 to verify the delineation and type of a wetland. Please provide an application for a Critical Area Review 1 for delineation verification and to ensure that the proposed building pads will not affect the wetland.

Response: CAR1 submitted and in review under permit application number CAO23-001.

Comment 5. Please provide an arborist report prepared by a qualified arborist.

Response: Arborist Report included in resubmittal upload.

Comment 6. Tree protection of retained trees will be required. Please provide a tree protection plan with all the items on the Tree Submittal Checklist. An arborist report will need to be submitted with the information listed on the Tree Submittal Checklist.

Response: Should be included in Arborist Report

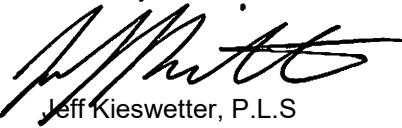
Comment 7. MICC 19.10.060(A)(2)(a) requires that a minimum of 30% of trees with a diameter of 10 inches or greater, or trees that otherwise meet the definition of large tree, shall be retained over a rolling

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5-year period. Since the parent lot is still considered one lot, please fill out and submit the Mercer Island Tree Inventory & Replacement Submittal Information form to help design the building pad location.

Response: Should be included in Arborist Report

Sincerely,

A handwritten signature in black ink, appearing to read "J. Kieswetter", written in a cursive style.

Jeff Kieswetter, P.L.S