

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



September 13, 2023

Design Built Homes LLC

c/o Todd Sherman

11400 SE 8th ST, Ste 415

Bellevue, WA 98008

Sent via email: todd@luxurybdh.com

RE: SUB23-004 - Request for Information One – Design Built Homes two lot short subdivision.
4719 86th Avenue SE, Mercer Island WA 98040, King County Assessor tax parcel number: 7598100420

Dear Mr. Sherman:

The City of Mercer Island received the submittal for sub23-004, A2 application for a two-lot short subdivision located at 4719 86th Ave SE (King County Assessor tax parcel number: 7598100420) on July 21, 2023. Following review of the application, City staff has determined that additional information is necessary to continue review under the Mercer Island City Code (MICC). Please note that further review of this application is on hold until the following information is provided by the applicant (application status is "WCI" Waiting Customer Information). Please provide the following items:

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.).

Fire comment:

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

Provided below are comments related to short plat application SUB23-004. These represent the current adopted code standards in relation to the International Fire Code and amendments listed under MICC 17.07.020.

1. Fire Access- Meets Standards* (86th Ave is existing non-conforming):
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. 86th Ave does not currently meet the requirements of the access roadway width. Additional fire prevention/mitigation requirements will be placed on any building permits issued to include, but not limited to increased fire sprinkler system(s) coverage, Monitored Fire Alarms per Chapter 29 of NFPA 72 or other code alternative requests. These will be determined at building permit submittal.
2. Access width- Meets 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 less than 500' feet shall be 26' wide (D103.1)

3. Dead end- Meets 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.

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

IFC Section B105.2= Chart

5. Hydrant spacing- Meets 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).

6. Waterflow- Meets Standards at 1110+/- gpm

This may be corrected with the installation of the proposed fire hydrant. The hydrant shall be calculated/modeled to provide at least 1500gpm w/o fire sprinkler systems. Residences which include a fire sprinkler system may decrease the fire flow requirement by 50% (no less than 750gpm). Since this will be new construction a fire sprinkler system will be required. Verify flow requirements per IFC Appendix B. Additional flow may be required depending on the house size and construction as listed in IFC B102.

7. Fire Turn Around- Meets Standards

IFC 503.2.4. The proposed fire access road is less than 150' in length. No turn around is required unless the distance is more than 150'.

8. Grade - Under 10% maintained meets 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)

9. Plat Map Note- Please include this note on your plat map.

"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."

Land Use Planning:

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

1. Public Comments.

One public comment was received for the proposed development. Please review and provide a response to the comment. Provide documentation to the City regarding how the comment was addressed.

2. Geologically Hazardous Areas

City mapping shows that a portion of the subject property is within a landslide hazard area and erosion hazard area. Much of the subject property is located within a seismic hazard area. Alteration within

geologically hazardous areas or associated buffers is required to meet the standards in this MICC 19.07.160, unless the scope of work is exempt pursuant to MICC 19.07.120, exemptions, or a critical area review 1 approval has been obtained pursuant to MICC 19.07.090(A).

The proposed development is not exempt pursuant to MICC 19.07.120 and a critical area review (CAR) 1 was not applied for to verify the presence or absence of a critical area. When development and/or activity is proposed on a site containing only geologically hazardous areas, an applicant has the option of either:

1. Applying for a CAR 2 in advance of construction permits, using the procedures required for a Type 3 land use review; or
2. Requesting consolidation of the review of geologically hazardous areas together with construction permit review.

How to proceed forward:

1. Apply for a CAR1 to verify the presence or absence of a critical area. If the verification results in a determination of an absence of a critical area, then the regulations wouldn't apply. If the determination comes back and there is a presence of a critical area, this could be addressed in a CAR2 review.
2. Apply for a CAR 2 for development within a geologically hazardous area. This would be for development within the seismic hazard and erosion hazard areas, and possibly the landslide hazard area.

Civil Engineering:

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

1. This short plat application involves work on and the creation of easements on an adjacent lot parcel number 759810-0421 which is not a part of this short application. please remove the proposed easements and proposed improvements from this short plat application.

The applicant shall respond within 60 days of this letter, or the code official may cancel the land use review for inactivity. Per MICC 19.15.110(C) the applicant may request an extension to provide the requested materials. Extension requests shall be in writing, shall include a basis for the extension, and shall be submitted in writing prior to expiration of the time limit. Please do not hesitate to contact me at via e-mail at ryan.harriman@mercerisland.gov or 206-275-7717 if you have any questions.

Best regards,

Ryan Harriman

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

Ryan Harriman

From: Barbara J Prince <barbara@rosetseattle.com>
Sent: Thursday, August 31, 2023 4:59 PM
To: Ryan Harriman
Subject: Sub23-004

Ryan,

I'm writing to express my concerns about subdividing the lot at 4719 86th Ave SE. It is one of the few large lots remaining on the Island and many trees will be destroyed and wild animals displaced as a result. The lot bordering this lot was empty and is now under construction, so this is a lot of loss of greenery and animal habitat within a small area. Further, it is a deer crossing down to the Lake.

There is also construction two houses down as well. It's really a shame to see all this development happening in the midst of some of the worst air quality on record.

I trying wish the City would reconsider dividing this lot.

Best,

Barbara