

CITY OF MERCER ISLAND
DEVELOPMENT SERVICES GROUP
 9611 SE 36TH STREET | MERCER ISLAND, WA 98040
 PHONE: 206.275.7605 | www.mercergov.org



CITY USE ONLY		
PROJECT #	APPEAL#	Fee
1703-116	APL17-012	\$915.67
1708-025	APL17-012	
Date Received:		AUGUST 30, 2017

APPEAL

Received By: *ASinf*

- Building Appeal
 Land Use Appeal
 Right-of-Way Appeal

Name: Sarah Fletcher and others, *Zhangyi Wang, Menglin Cao Wang, Todd Shepler, Kay Johnson*
Address: 2500 81st Ave SE, Mercer Island, WA 98040
Phone: 206-236-3028 **Email:** fletchsa1@gmail.com

What is the decision that you are appealing? Include any applicable project file number. *1703-116*
 We are appealing your decision to approve both the Building Permit S/F New Combo 1Project Sub15-001 ~~703-116~~ and Main Permit No. 1510-241 and Tree Permit No. 1708-025. *8157 SE 24th Street*

What are your reasons for appealing this decision?
(You must indicate specifically that there were substantial errors, the decision is unsupported by the facts presented, the decision is in conflict with the standards for review of the action or there were irregularities in the procedure. Attachments or supporting information may be included.)
 Your decision is contrary to the narrative of the short plat application. When asked to list special site features, the 55" diam Sequoia tree (special site feature) was left off. The lot coverages proposed are not consistent with the short plat application. In the project narrative, we were led to believe that the height of each house was going to be 28ft/29ft high, not 35ft. The narrative says that the tree needs a no soil disturbance zone of 20ft to the West in the direction of house on lot 2. There is an issue with the grading. Too much soil has been brought in which would require a 7ft retaining wall. The project is not in keeping with the Comprehensive Plan

What is the outcome or changes in the decision that you are seeking?
 That the Application for building no. 2 be redone to include the Sequoia tree and the developer be bound by what is in the narrative.
 To make sure that the 55" Sequoia tree and the two Maple trees next to it not be allowed to be cut down.
 To not allow the building to violate the 29" building height.
 To take out the extra dirtfill which was brought in to bulk up the property. There is too much soil.
 And the tree retention is adhered to as in the Comprehensive Plan - Land Use pages 10 and 20

Signature: *Sarah Fletcher* **Date:** *Aug 30, 2017*

DUPLICATE DUPLICATE DUPLICATE DUPLICATE
CITY OF MERCER ISLAND
CITY HALL
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
206-275-7600

Reg# #/Rcpt#: 001-00159762 [DH]
Accounting Date: Wed, Aug 30, 2017
Date/Time: Wed, Aug 30, 2017 4:43 PM

LAND USE ACTIONS
GENERAL
ACCT #: DS0000-99999
REF #: APL17-012

FEE AMOUNT: \$ 915.67

RECEIPT TOTAL \$ 915.67

Payment Data:

Pmt# :1
Payer: SARAH FLETCHER
METHOD: CASH \$ 1,000.00

RECEIPT SUMMARY

TOTAL TENDERED \$ 1,000.00
RECEIPT TOTAL \$ 915.67

CHANGE DUE \$ 84.33

HAVE A NICE DAY!

DUPLICATE DUPLICATE DUPLICATE DUPLICATE
v:1.0.4564

SEND EMAIL
TO SARAH
RE: APPEAL
NOTIFICATION
TO DEVELOPER



City of Mercer Island
 9611 SE 36th Street • Mercer Island, WA 98040-3732
 PHONE (206) 275-7605 • FAX (206) 275-7726
 www.mercergov.org • www.mybuildingpermit.com

Development Application

CITY USE ONLY		
PERMIT #	RECEIPT #	FEE
DATE RECEIVED		
BY		

STREET ADDRESS/LOCATION 2424 82ND AVENUE SE	ZONE R 8.4
COUNTY ASSESSOR PARCEL #'S 1224049052; 1224049096	PARCEL SIZE (SQ. FT.) 35,944

PROPERTY OWNER WILLIAM SAMMER	ADDRESS 2602 WHITMAN AVE NE, RENTON WA 98059	CELL/OFFICE: 425-503-8919 E-MAIL: BILLSMMR@AOL.COM
PROJECT CONTACT NAME GREG TAYLOR / JOHN DAY HOMES	ADDRESS PO BOX 2930, NORTH BEND, WA 98045	CELL/OFFICE: 206-245-5651 E-MAIL: GREG@JOHNDAYHOMES.COM
TENANT NAME	ADDRESS	CELL PHONE: E-MAIL:

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


 SIGNATURE

12/30/14
 DATE

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL:

SHORT PLAT SUBDIVISION OF PROPERTY TO CREATE THREE (3) SINGLE-FAMILY BUILDING LOTS.

(Please use additional paper if needed) ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF USE PERMIT(S) REQUESTED (3% Technology Fee is included in fees below):

APPEALS <input type="checkbox"/> Building (+cost of file preparation) \$837.39 <input type="checkbox"/> Land use (+cost of verbatim transcript) \$837.39 CRITICAL AREAS <input type="checkbox"/> Determination \$2,591.48 <input type="checkbox"/> Reasonable Use Exception \$5,185.02 DESIGN REVIEW <input type="checkbox"/> Administrative Review (of sign & colors) \$415.09 <input type="checkbox"/> Administrative Review (of other than sign & colors) \$692.16 <input type="checkbox"/> Change to Final Design Approval \$692.16 <input type="checkbox"/> Design Commission Study Session \$692.16 DESIGN REVIEW & WIRELESS COMMUNICATIONS FACILITIES <input type="checkbox"/> \$0-5,000 \$692.16 <input type="checkbox"/> \$5,001-25,000 \$1,728.34 <input type="checkbox"/> \$25,001-50,000 \$2,592.51 <input type="checkbox"/> \$50,001-\$100,000 \$3,974.77 <input type="checkbox"/> Over \$100,001 Valuation \$6,913.36 DEVIATIONS <input type="checkbox"/> Changes to antenna requirements \$1,728.34 <input type="checkbox"/> Change to Open Space \$1,728.34 <input type="checkbox"/> Fence Height \$864.17	DEVIATIONS (Continued) <input type="checkbox"/> Setback Critical Areas \$2,592.51 <input type="checkbox"/> Impervious Surface (5% Lot overage) \$2,592.51 <input type="checkbox"/> Shoreline \$3,456.68 <input type="checkbox"/> Wet Season Construction Moratorium \$901.25 ENVIRONMENTAL REVIEW (SEPA) <input type="checkbox"/> Checklist: Single Family Residential Use \$518.09 <input type="checkbox"/> Checklist: Non-Single Family Residential Use \$1,728.34 <input type="checkbox"/> Environmental Impact Statement \$2,592.51 (Revision = 40% of Fee) SHORELINE MANAGEMENT <input type="checkbox"/> Exemption \$419.21 <input type="checkbox"/> Permit Revision \$692.16 <input type="checkbox"/> Semi-Private Recreation Tract (modify) \$692.16 <input type="checkbox"/> Semi-Private Recreation Tract (new) \$1,728.34 <input type="checkbox"/> Substantial Dev. Permit \$2,592.51 SUBDIVISION LONG PLAT <input type="checkbox"/> 2-3 Lots \$8,641.70 <input type="checkbox"/> 4-5 Lots \$12,098.38 <input type="checkbox"/> 6 or greater \$15,555.06 <input type="checkbox"/> Subdivision Alteration to Existing Plat \$4,320.85 <input type="checkbox"/> Final Subdivision Review \$3,456.68	SUBDIVISION SHORT PLAT <input type="checkbox"/> Two Lots \$4,320.85 <input type="checkbox"/> Three Lots \$5,185.02 <input type="checkbox"/> Four Lots \$6,049.19 <input type="checkbox"/> Deviation of Acreage Limitations \$864.17 <input type="checkbox"/> Short Plat Amendment \$2,159.91 <input type="checkbox"/> Final Short Plat Approval \$864.17 VARIANCES (Plus Hearing Examiner Fee) <input type="checkbox"/> Type 1* \$3,456.68 <input type="checkbox"/> Type 2** \$1,913.74 OTHER LAND USE <input type="checkbox"/> Accessory Dwelling Unit (ADU) \$173.04 <input type="checkbox"/> Code Interpretation Request (+\$139.05/hr over 6 hrs) \$838.42 <input type="checkbox"/> Comp Plan Amendment (CPA) \$3,974.77 <input type="checkbox"/> Conditional Use Permit (CUP) \$6,913.36 <input type="checkbox"/> Lot Line Revision \$2,592.51 <input type="checkbox"/> Lot Line Consolidation \$864.17 <input type="checkbox"/> Noise Variance (+\$139.05/hr over 3 hrs) \$419.21 <input type="checkbox"/> Reclassification of Property (Rezone) \$4,320.85 <input type="checkbox"/> Right-of-Way Encroachment Agreement (Requires Separate ROW Use Permit) \$512.94 <input type="checkbox"/> Zoning Code Text Amendment \$3,974.77
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* Includes all variances of any type or purpose in all zones other than single family residential zone: B,C-Q,PB2,MF-2,MF2L,MF-2L,MF-3,TC,P)
 ** Includes all variances of any type or purpose in single family residential zone: R-R-4,R-R-5,R-12,R-15)

CITY USE ONLY

SEPA Categorically Exempt:	Yes	No	Permit Fee:	
SEPA Checklist Required:	Yes	No	Permit Fee:	
			Total Fees:	

Project Narrative

The project name is Burbank View, which consist of two parcels situated in the Mercer Park Addition in the NE ¼ of the NE ¼ of Section 12, Township 24 North, Range 4 East, W.M. The street address for the site is 2424 82nd Avenue SE and is connected to Parcel A (parcel number 1224049052), which faces 82nd Avenue SE leaving Parcel B (parcel number 1224049096) landlocked.

Both parcels are located within the R-8.4 zoning area of Mercer Island and are 28,800 sq. ft. and 7,110 sq. ft. in size respectively (per King County Parcel Report). All other adjacent properties are zoned R-8.4 with the exception of the Mercer Isle Condominiums which are zoned MF-3 and are located to the west of Parcel A.

The current use of the site is for a single-family dwelling unit, Parcel A contains a vacant single-family dwelling and driveway while Parcel B has no existing improvements. There are no special site-features such as wetlands, water bodies or critical slopes. The parcels are covered with a lawn and a variety of trees to include various deciduous and evergreen trees such as cedar, fir, pine, maple and holly. Please see Table A below for Tree Removal Schedule.

TABLE A: TREE RETENTION/REMOVAL

TREE REMOVAL SCHEDULE		
TYPE	QUANTITY	SIZES
Cedar	5	9" to 18"
Maple	3	6" to 8"
Pine	2	9" to 10"
Other Deciduous	1	6"

no mention of 55" diameter Sequoia tree

The proposed use and developed conditions for the site includes the removal of the existing single-family residence currently on Parcel A and the new construction of three single-family residences (SFRs) with access easements and driveways to each lot.

The proposed developed three lots to be established numbered 1, 2 and 3 from north to south respectively will have lot areas as follows: Lot 1 - 16,744 sf; Lot 2 - 9,600 sf; Lot 3 - 9,600 sf; these lot areas are inclusive of the proposed easements.

The three SFR building heights are between 28 and 29 feet with footprint (eves included) equal to: Lot 1 - 1,945 sf; Lot 2 - 2,061 sf; Lot 3 - 2,019 sf. Lot coverages are equal to: Lot 1 - 2,576 sf; Lot 2 - 2,626 sf; Lot 3 - 3,335 sf; Drive Easement - 1,846 sf; for a total coverage of 10,383 sf.

At present time, there are no proposed plans for off-site improvements. The estimated construction cost for the site improvements (not including the three proposed SFRs) is \$150,000. The estimated construction cost inclusive of the three SFRs is \$1.5 million. Estimated fair market value is \$2.5 to \$3.0 million.

The estimated quantities of the cut & fill of the project are expected to be 88.2 cubic yards of cut and 1,446.3 cubic yards of fill. The estimated schedule to complete the site development improvements, once approval is received, is 45 to 60 days.

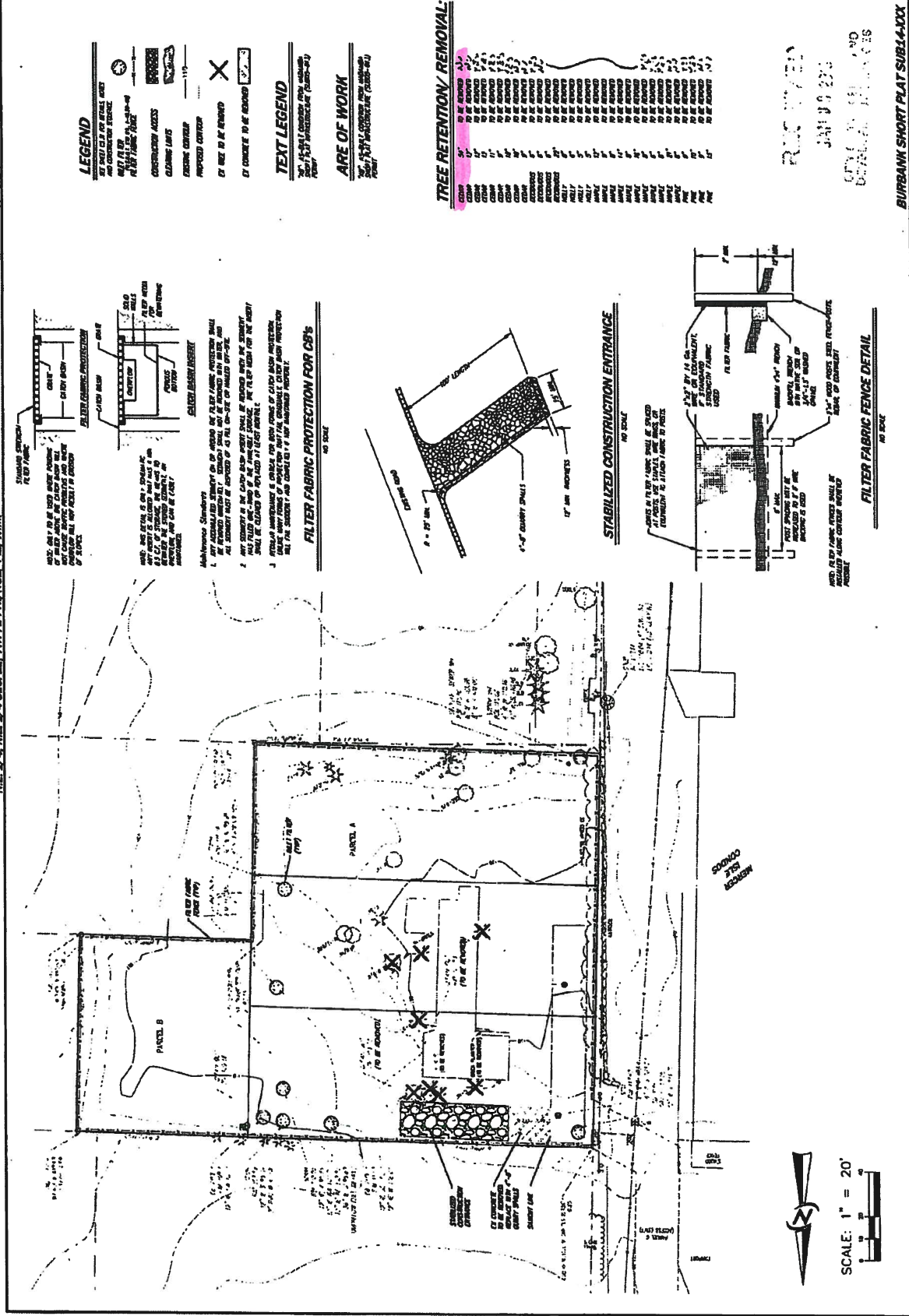
RECEIVED

JAN 08 2015

CITY OF MERCER ISLAND
DEVELOPMENT SERVICES

NE 1/4, NE 1/4 SEC. 12, T11P. 24 N., R1E. 4 E., W.1M.

		JOHN DAY HOMES BURBANK VIEW SHORT PLAT PRELIMINARY CLEARING & TREE RETENTION PLAN		PROJECT MANAGER APPROVED: MARY A. ROY, P.E. DESIGNER: DAVID BARNETT DATE: SEP 2007		SHEET NO. 4 OF 4 PROJECT NUMBER BURBANK SHORT PLAT SUB14-DCK
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RECEIVED
 JAN 09 2008
 CITY OF PORTLAND
 DEPARTMENT OF PERMITS

BURBANK SHORT PLAT SUB14-DCK

EXHIBIT 3

Project Narrative

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The current use of the site is for a single-family dwelling unit, Parcel A contains a vacant single-family dwelling and driveway while Parcel B has no existing improvements. There are no special site-features such as wetlands, water bodies or critical slopes. The parcels are covered with a lawn and a variety of trees to include various deciduous and evergreen trees such as cedar, fir, pine, maple and holly. Please see Table A below for Tree Removal Schedule.

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7/1/2010

JUN 08 2010

2010 JUN 08 10:00 AM



DEVELOPMENT SERVICES GROUP


SUBMITTAL REQUIREMENTS FOR SHORT PLAT/SHORT SUBDIVISION PRELIMINARY APPROVAL

PURPOSE: A **Short Plat/Short Subdivision** is any subdivision of four (4) or less lots, containing four acres or less. The purpose of Short Plat/Short Subdivision application review is to ensure that a proposed land division is designed and developed in accordance with the City of Mercer Island's adopted rules and standards. The proposal must be consistent with the protection of the public health, safety, welfare and aesthetics, and provide for adequate public services and infrastructure.

EARLY CONSULTATION: Prior to submitting an application, the applicant should informally discuss the proposed development with the Development Services Group (City Engineer, Development Engineer, Arborist, and Planner). The Development Services Group will provide general assistance and information on the City's land use requirements and standards. The applicant should have preliminary information such as site plans, topography, access and other site development information available for staff to efficiently assist the applicant.

APPLICATION TIMES: We encourage all applicants to bring in one copy of the application package for informal review by our permit counter staff prior to formal application and fee payment in order to ensure all the information is complete. This should be done prior to making the requested number of copies. Applications will be accepted at the Mercer Island City Hall, 9611 SE 36th Street, between 8AM and 4PM Monday, Tuesday, Thursday and Friday and between 10AM and 4PM on Wednesday. You may want to call ahead to see how busy the permit counter staff is that day. Please allow for 20 to 30 minutes for application screening. Due to the screening and processing time required, messengered applications cannot be accepted for processing.

COMPLETE APPLICATION REQUIRED: The city cannot accept an application that does not have all of the following items. In order to accept your application, each of the following must be submitted to permit counter staff at the same time. The required material should be assembled into packets with one of each required item in five of the sets; the remaining six sets shall have one of each remaining item. All plans and attachments must be folded to a size not exceeding 8½" X 14" for storage in a legal size folder. If you have received a written waiver of a submittal item(s), please submit this form in lieu of any submittal item not provided.



Critical Areas: If Critical Areas (Critical Slopes, Watercourses, Shorelines and Wetlands) are located within or adjacent to the proposed Short Plat the required setback from each shall be located on site by a licensed surveyor and stacked/flagged in a highly visible manner so that staff can identify the location and extent of the Critical Area(s) and setback(s) on site visits.

Affidavit of Installation of Public Information Sign(s): The applicant will be required to fill out and sign a form attesting that the required public information sign(s) have been installed in accordance with City Code requirements. The applicant is required to install the public notice sign for a minimum of 10 days prior to a determination being made on the short plat proposal. Staff will contact the applicant when they need to pick up the public notice sign from the City and sign the affidavit.

ATTACHMENTS: Please fold all plans and attachments to a size not exceeding 8½" x 14" for storage in a legal-size folder.

APPLICATION MATERIALS:

1. **Development application cover form:** Please provide the original, plus ten (10) copies (11 total) of the COMPLETED Development Application cover sheet. Applications must have signatures of ALL current property owners listed on the Title Report. The legal parcel numbers of all properties involved must be listed on the application form.

2. **Plat Certificate:** Please provide five (5) copies of a current Plat Certificate which has been obtained from a Title Company documenting ownership and listing all encumbrances. The Plat Certificate must be current within thirty (30) days of filing the application. If the Plat Certificate references any recorded document (i.e. easements, dedications, covenants), five (5) copies of the referenced recorded documents must also be provided.

3. **Fees:** The application must be accompanied by the required application filing fee (see Development Application for fees). We cannot accept checks for over the total fee amount.

4. **Legal Documents:** Please provide five (5) copies of each of the following documents (if applicable):

- Proposed restrictive covenants
- Draft deeds to City for any land to be dedicated
- Proposed easements

5. **Project Narrative:** Please provide eleven (11) copies of a clear and concise written description and summary of the proposed project, including the following:

- Project name, size and location of site;
- Zoning designation of the site and all adjacent properties;
- Current use of the site and any existing improvements;
- **Special site features (i.e. wetlands, water bodies, critical slopes, trees);**
- Proposed use of the property and scope of the proposed development (i.e. height, square footage, lot coverage, parking, access, etc.);
- Proposed off-site improvements (i.e. installation of sidewalks, fire hydrants, sewer main, etc.);
- Total estimated construction cost and estimated fair market value of the proposed project;
- Estimated quantities and type of materials involved if any fill or excavation is proposed;
- A proposed time schedule for land clearing, excavation, filling, land restoration, and the implementation of erosion control in connection with the installation and construction of any streets or other access ways, storm drainage facilities, or other improvements within the subdivision;
- **Number, type and size of trees to be removed (list all trees over four (4) inches in diameter, measured twenty-four (24) inches from the ground)**
- Explanation of any land to be dedicated to the City; and
- Proposed number and size (net and gross) of the new lots.

6. **Neighborhood Detail Map:** Please provide five (5) copies of a map drawn at a scale of one inch equals one hundred feet (1"= 100') or one inch equals two hundred feet (1"= 200'). This map shall show the location of the subject site relative to the property boundaries of the surrounding parcels within approximately one thousand feet (1000'), or approximately two thousand five hundred feet (2,500') for properties over four (4) acres, and identifying the subject site with a darker perimeter line than that of the surrounding properties.

This map will be used to identify the site location on public notices and to review compatibility with surrounding land uses. The map shall also show: the property's lot lines, existing land uses, building outlines, north arrow (oriented to the top of the plan sheet), graphic scale used for the map, and street names for all streets shown.

Kroll Map Company (206-448-6277) produces maps that may serve this purpose or the applicant may use the King County Assessor's maps as a base for the Neighborhood Detail Map. Additional information (i.e. land uses and building outlines for adjacent sites) will need to be added by the applicant.

7. Short Plat/Subdivision Plan: Please provide eleven (11) copies (**not mylar at this time**) of a fully dimensioned plan, drawn at a scale of one inch equals forty feet (1" = 40') on an eighteen inch by twenty four inch (18" x 24") plan sheet (or other size or scale approved by the Development Services Group Director) and include the following information:

- Name of the proposed Short Plat and space for the future City file number (e.g. Hart Short Plat SUB01-010);
- Names, addresses, telephone numbers, signatures and stamps of the engineer, and licensed land surveyor;
- Legal description of the property (existing and proposed lots);
- Date, graphic scale, and north arrow oriented to the top of the paper/plan sheet;
- Vicinity map (a reduced version of the "Neighborhood Detail Map" as defined above);
- A drawing of the subject property with all existing and proposed property lines dimensioned;
- Identify all monuments found (section corners, street monuments, property corner markers, etc.) and show ties to these monuments on the drawings;
- Distance to the nearest fire hydrant as measured along roads;
- Location of the subject site with respect to the nearest street intersections (including intersections opposite the subject property), alleys and other rights-of-way, within or adjacent to the short plat;
- Identify a Building Pad¹ for each proposed lot (must be exclusive of all setbacks, right-of-ways, and critical areas; no cross section dimension shall be less than 20 feet and old growth or specimen trees must be preserved);
- Location of proposed vehicular access to each identified building pad. Access to the building pad must be provided by a road or driveway with less than 20% slope;
- Names, locations, widths and other dimensions of existing and proposed streets, alleys, easements, utilities, storm drainage facilities, parks, open spaces and reservations, within or adjacent to the proposed short plat (show the full extent of any necessary off-site easements);
- Contours and elevations at minimum two-foot (2') vertical intervals to the extent necessary to predict drainage characteristics of the property. This must be a current survey completed by a Washington Licensed Surveyor. Approximate, estimated contour lines shall be extended at least one hundred feet (100) beyond the boundaries of the proposed short plat;
- Location and dimensions of any existing and proposed structures, existing on-site trees, docks, existing or proposed fencing or retaining walls, free-standing signs, easements, adjoining ownership, and the distance from all structures to the property line;
- Location of existing conditions on or adjacent to the site which could hinder development, such as walls, steep slopes or encroachments;
- Where applicable, joint ownership/maintenance agreements;
Location of all Critical Areas (watercourse corridors, shorelines, wetlands and critical slopes). All critical slopes must be shown on the recorded mylar;

¹ The Building Pad is the area of land on each proposed lot, which describes an acceptable location for structures to be placed. The Building Pad must be delineated on all approved short plats. Building Pads must be exclusive of setbacks, right-of-ways and Critical Areas; no cross-section dimension shall be less than 20 feet and old growth or specimen trees must be preserved. Site coverage within the designated Building Pad is controlled by the total impervious surface limits for each lot determined by lot slope calculations.

- Calculate Lot Slope for each lot (lowest elevation of the lot is subtracted from the highest elevation and the resulting number is divided by the horizontal distance between these two points, and the resulting product is multiplied by 100);
- Calculate Net Lot Area for each lot (Net Area = lot area minus ingress/egress easements and roadways). Net Lot Area must meet minimum lot size for the zone;
- If there are existing structures or impervious surfaces on any lot, show calculations for Lot Coverage and Gross Floor Area for each existing and proposed lot;
- Clearly indicate if existing structures and impervious surfaces are to remain or will be removed during site development;
- Other information as may be required as determined by the Subdivision Committee (City Engineer, Planner, and Development Services Director); and
- A legend listing the following must be included on the first sheet of the plat plan:
 - Short Plat name;
 - Proposed number of lots;
 - Zoning of the subject site;
 - Proposed square footage for each lot (net and gross areas);
 - Lot slope calculations for each lot; and
 - Property owner(s) name, address, and telephone number.

Critical Areas: If Critical Areas (Critical Slopes, Watercourses, Shorelines, Wetlands) are located within or adjacent to the proposed Short Plat, the required setback from each shall be located on site by a licensed surveyor and staked/flagged in a highly visible manner so that DSG staff can identify the specific location and extent of the Critical Area(s) and setback(s) on site visits.

8. Topography Map: *(This may be merged with the Short Plat Plan.)* Please provide eleven (11) copies of a topographical map showing the existing land contours using vertical intervals of not more than two (2) feet, completed and signed by a Washington Licensed Surveyor. For any existing buildings, the map shall show the finished floor elevations of each floor of the building. Critical Slopes² exceeding 30% must be labeled and delineated by a clearly visible hatching. **Note:** Where site walls or building pads exist, the slope of the 40 foot increment directly above and below the wall must be calculated. Existing walls may be removed, based on the recommendations of a licensed geotechnical engineer and concurrence of the City Engineer, if they are the reason that the increment exceeds 30%.

ATTACHMENTS: Please fold all plans and attachments to a size not exceeding 8½" x 14" for storage in a legal-size folder.

9. Geotechnical Report (except when waived by the City Engineer after a formal written request is received from the applicant): Five (5) copies of a site specific geotechnical and soils report prepared by a geotechnical engineer is required for all development projects. The report must demonstrate that the proposed short plat will not compromise the public's health, safety and welfare. (see attached minimum report requirements)

² A Critical Slope is determined by measuring the vertical rise over any 40-foot horizontal run for a specific area that results in a percentage of 30% or more. The Critical Slope Hazard Area includes the area of land that extends 10 feet from the top and the toe of the slope. Critical slopes may cross property lines.

10. Grading Plan, Detailed: (Required if the proposed grade differential on-site will exceed 24" and/or if the amount of earth to be disturbed exceeds 50 cubic yards.) Please provide eleven (11) copies (if applicable) of a twenty two inch by thirty-four inch (22" x 34") plan drawn by a State of Washington Licensed Engineer at a scale of one inch to forty feet (1" to 40') (horizontal feet) and one inch to ten feet (1" to 10') (vertical feet) (or other size plan sheet or scale approved by the Development Services Group) clearly indicating the following:

- Graphic scale and north arrow;
- Dimensions of all property lines, easements, and abutting streets;
- Location and dimensions of all on-site structures and the location of any structures within twenty five feet (25') of the subject property or which may be affected by the proposed work;
- Accurate existing contour lines drawn at two foot (2') or less, intervals showing existing ground and details of terrain and area drainage to include surrounding off-site contours within one hundred feet (100') of the site;
- Finished contours drawn at two foot (2') intervals as a result of proposed site grading;
- Location of any watercourses, including natural drainage systems perennial and intermittent streams and the presence of bordering vegetation; delineate the twenty-five foot (25') watercourse corridor³;
- Setback areas and any areas not to be disturbed;
- Finished contours drawn at two foot (2') intervals as a result of proposed site grading, clearly indicate limits of clearing;
- Proposed drainage channels and related construction with associated underground storm lines sized and connections shown;
- **Location of all significant trees;**

General notes addressing the following (may be listed on cover sheet):

- Area in square feet of the entire property;
- Areas of work in square feet;
- **The number of cubic yards of soil to be added, removed, and relocated;**
- Type and location of fill origin, and destination of any soil to be removed from site, including the foundation areas;
- Finished floor elevation(s) of all structures, existing and proposed (if known); and
- A statement indicating the method to be followed on erosion control and restoration of land during and immediately following the construction period of plat improvements.

ALL LAND FILL OR EXCAVATION OF 100 CUBIC YARDS OR GREATER THROUGHOUT THE TOTAL LIFETIME OF THE FILL OR EXCAVATION MAY REQUIRE THE COMPLETION OF A SEPA ENVIRONMENTAL CHECK LIST AND THRESHOLD DETERMINATION PRIOR TO A GRADING PERMIT BEING ISSUED.

11. Street profiles: Please provide eleven (11) copies. The plans should show the profiles and grades of each street, together with typical cross sections indicating width of pavement, location and width of sidewalks, trails, bike lanes, ditches, swales, etc., and location of any utility mains.

12. Tree Location, Cutting/Land Clearing (tree inventory) Plan: This is required if ANY trees or vegetation are to be removed or altered (if no trees or vegetation will be altered, **please state so in your project narrative**). Please provide eleven (11) copies of a plan, based on finished grade, drawn to scale with the northern property line at the top of the paper clearly showing the following:

- All property boundaries and adjacent streets;

³ Watercourse Corridor – an area of land measured from the centerline of a watercourse on each side. The width of the corridor is 25 feet measured horizontally from centerline to the edge of the corridor. No grading or construction activity may occur within the Watercourse Corridor without Planning Commission approval.

- Location of all areas proposed to be cleared;
- Types and sizes of vegetation to be removed, altered or retained. This requirement applies to all trees greater than four (4") inches in diameter (measured 24" from the ground);
- Future building sites and drip lines of any trees which will overhang/overlap a construction line; and
- Location and dimensions of property lines, rights-of-ways, utility lines, and easements.

If significant old growth or specimen trees are identified by the City Arborist for preservation, a tree preservation plan will be required to demonstrate what measures will be implemented to protect the trees from construction activities during site improvement and construction.

No tree cutting/land clearing is permitted until the Tree Removal and Restoration Plan has been given approval by the City Arborist and a tree cutting, clearing and grading permit obtained.

13. Wetlands Delineation Map and Wetlands Classification Study: (REQUIRED IF ANY WETLANDS ARE LOCATED ON THE SUBJECT PROPERTY OR WITHIN 25 FEET OF THE SUBJECT PROPERTY.) Please provide eleven (11) copies of the map and five (5) copies of the study including an analysis of the type and extent of wetlands prepared by a wetland specialist based upon a field investigation using the procedure found in the 1987 Federal Interagency Committee for Wetland Delineation Federal Manual for Identifying and Delineating Jurisdictional Wetlands or later adopted identification and delineation methodology. Note: Wetlands of less than 2,500 square feet are exempt from City regulation. However, this exemption does not cover applicable state and/or federal permit requirements. Applicant with identified probable wetlands should contact the Army Corps of Engineers.

14. Plan Reductions: Please provide one (1) eleven by seventeen (11" x 17") reduction of each full size plan sheet including elevations, landscape plans, conceptual utility plan, site plan, and neighborhood detail map. Also, please provide one (1) eight and one-half by eleven inch (8 ½" x 11") reduction of the Neighborhood Detail Map. This will be used by staff to prepare public information notices. Because these reductions are used to provide the public with information about the project, they need to yield legible photocopies. Please ensure that the reduced neighborhood Detail Map is legible.

15. Variance Request (if applicable): Application for a zoning variance of any type (i.e. lot width, setbacks, work on sensitive slopes, right-of-way encroachment, etc.) must be submitted in writing with the completed Short Plat application. Applications that do not specifically identify that a Variance is required will be denied.

The Planning Commission or staff may approve a variance if the applicant has adequately shown that undue hardship may be created as a result of strict compliance with the provisions of the City Ordinance.

No Variance may be approved unless the Planning Commission, Hearing Examiner or staff finds:

- a. No use **variance** shall be allowed;
- b. There are special circumstances applicable to the particular **lot** such as the size, shape, topography, or location of the **lot**; the **trees, ground cover**, or other physical conditions of the **lot** and its surroundings; or factors necessary for the successful installation of a **solar energy system** such as a particular orientation of a **building** for the purposes of providing solar access;
- c. The granting of the **variance** will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is situated;
- d. The granting of the **variance** will not alter the character of the neighborhood, nor impair the appropriate use or **development** of adjacent property; and
- e. The **variance** is consistent with the policies and provisions of the Comprehensive Plan and the Development Code.

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org

Inspection Requests: Online: www.MyBuildingPermits.com VM: 206.275.7730



TREES and CONSTRUCTION

Trees Benefit the Environment...and Your Home Value

The Purpose section of the Tree Ordinance underscores some of the benefits of trees "...including minimizing erosion, siltation and water pollution, surface water and ground water runoff, risks of slides and the need for additional storm drainage facilities, preserving trees for the reduction of noise, wind protection, slope stabilization, animal habitat, and reduction in air pollution." National studies confirm that houses sell more quickly and for a higher sales price when they are surrounded by mature, healthy trees.

Therefore, we recommend that before designing or adding on to your home, you assess and locate the Regulated Trees on your property and in the right of way. You will then be better able to design your project to minimize impacts to your trees. We recommend that you confer with a qualified arborist when making this assessment.

Site Design Tree Ordinance Requirements

The tree ordinance requires that you use "reasonable best efforts to design and locate any improvements" in a way that preserves large (regulated) trees (MICC 19.10.040.B.2). To save a Regulated Tree, you may be asked to relocate a driveway, walkway, uncovered patio or move the building footprint if there are other reasonable options. During the preliminary design phase, builders are encouraged to consider creative construction methods to minimize the construction impact on trees including construction of pilings, cantilevered decks, tunneling, hand digging within drip lines and the consolidation of stormwater detention tanks and utilities under driveways. The city arborist is a resource to help you explore these and other reasonable options.

Large (Regulated) Tree: Any conifer tree that is six feet tall or more or any deciduous tree with a diameter of more than six inches.

When making the effort to preserve a tree, you will be asked to temporarily fence the tree at the drip line, defined by the outermost leaves on a tree. The area within the drip line contains the most critical roots and should not be disturbed. Remember, the bigger the tree, the further out the drip line and roots extend.

Plan Submittal Requirements

In an effort to help you design around your healthy trees, you must show on the permit application the location, diameter and/or size, and species of all Regulated Trees. Trees proposed to be cut shall be identified and differentiated from those trees not being cut. For a permit involving any critical tree area, the applicant shall also identify vegetative cover that will be retained or removed (MICC 19.10.080.A.3).

Refer to page 2 for specific tree plan submittal requirements.

**For more information, visit www.mercergov.org/trees
or call the City Arborist at 206.275.7713**



Tree Plan Submittal Requirements

Note: This information is required for intake screening meetings and submittal of plans for permits.

1. Use reasonable best efforts to design the home, driveway, underground utilities and other proposed improvements in a manner that provides for reasonable development while minimizing impacts to Regulated Trees on site and in the right of way. Conduct all work in accordance with best construction practices to retain as many trees as possible.
2. Show on Utility/Civil/Drainage plan sheet:
 - a. **Location, species, and diameter** of all Regulated Trees on private property as well as trees in the right of way adjacent to the site. Trees in the right-of-way are owned by the City and protecting them is a priority. Garages, driveways, utilities, and other improvements shall be designed to avoid these trees and their roots.
 - b. The approximate size and location of all Regulated Trees within 15' of property boundary.
 - c. **Number trees** on plans for easy identification of individual trees to be saved and/or removed.
 - d. **Clearly mark** with an "X" all trees proposed to be cut.
 - e. **Tree protection plan** for work proposed within drip lines of protected trees. **Limits of Disturbance** (The boundary between the protected area around a tree and the allowable site disturbance as determined by a qualified professional measured from the trunk) Will be needed.
 - f. Limits of excavation will be needed for development near potential saved trees. This should be shown on the plans and you may be asked to be marked in the field.
 - g. **Show drip lines** of Regulated Trees to scale and tree protection fencing around all Regulated Trees at drip lines.
 - h. **Critical areas:** Identify vegetation that will be retained/removed.
3. Criteria for a Qualified Professional producing a report:
An individual who is an International Society of Arboriculture (ISA) Certified Arborist with a TRAQ Qualification or equivalent and three years' experience with preservation of trees during construction. The report must also be prepared by a company not in the business of removing trees.

*Large (Regulated)
Tree: Any conifer
tree that is six feet
tall or more or any
deciduous tree with
a diameter of more
than six inches.*

From: Lauren Anderson [Anderson](mailto:Lauren.Anderson@mercergov.org)
To: Michelle Randall MRandall@johndayhomes.com
Cc:
Subject: RE: 1703-116 8157 SE 24TH ST
Date: 8/7/2017 1:47:47 PM
Attachments: BV-2 Site Development Worksheet.pdf

Michelle,

The site plan A-1 and Site Development Worksheet (SDW) need to match up, as the lot coverage calculations are different. Please make sure they are consistent. The SDW attached has the walkway included however the A-1 calculations do not. Please provide a revised SDW or site plan calculations.

Thank you!

Sincerely,

Lauren Anderson // Assistant Planner

City of Mercer Island Development Services Group
9611 SE 36th Street, Mercer Island, WA 98040
206.275.7704

lauren.anderson@mercergov.org

For more information of the status of permits go to www.mybuildingpermit.com

For information about a geographic area go to <http://pubmaps.mercergov.org>

To view application forms and other zoning information checkout <http://www.mercergov.org/Page.asp?NavID=361>

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Michelle Randall [<mailto:MRandall@johndayhomes.com>]
Sent: Monday, August 7, 2017 12:11 PM
To: Lauren Anderson <Lauren.Anderson@mercergov.org>
Subject: RE: 1703-116 8157 SE 24TH ST

It is exposed concrete just like the driveway and the imperious surfaces includes this area, so are you just asking for a note to say exposed concrete? If so, can you red line it then approve?

Michelle

From: Lauren Anderson [<mailto:Lauren.Anderson@mercergov.org>]
Sent: Wednesday, August 2, 2017 1:12 PM
To: Michelle Randall <MRandall@johndayhomes.com>
Subject: RE: 1703-116 8157 SE 24TH ST

Michelle,

IV. LAND USE ISSUES

Town Center

1. The Town Center land designated for commercial retail, service and office uses is much larger than the local population can support. This has contributed to a historical pattern of relatively low private investment in downtown properties. Consequently, the Town Center consists of many one story strip centers, surrounded by vast parking lots (FAR of only 0.23); a typical suburban sprawl-like development.
2. In 1994, the City made significant street improvements in the Town Center, which have resulted in a more pedestrian-friendly environment. However, more needs to be done on the private development side to design buildings with attractive streetscapes so that people will have more incentive to park their car and walk between shopping areas.
3. The Town Center is poorly identified. The major entrance points to the downtown are not treated in any special way that invites people into the business district.

Outside the Town Center

1. The community needs to accommodate two important planning values -- maintaining the existing single family residential character of the Island, while at the same time planning for population and housing growth.
2. Accessory housing units are allowed by City zoning regulations, and offer a way to add housing capacity to single family residential zones without disrupting the character.
3. Commercial Office and PBZ zones must serve the needs of the local population while remaining compatible with the overall residential character of the community.
4. Ongoing protection of environmentally sensitive areas including steep slopes, ravines, watercourses, and shorelines is an integral element of the community's residential character.
5. View protection is important and must be balanced with the desire to protect the mature tree growth.
6. Within the bounds of limited public resources, open space and park land must be preserved to enhance the community's extraordinary quality of life and recreation opportunities.
7. There is a lack of pedestrian and transit connections between the Town Center, the Park and Ride, and Luther Burbank Park.

allowed in all commercial zones where adverse impacts to surrounding areas can be minimized. Housing should be used to create new, vibrant neighborhoods.

- 17.4 Social and recreation clubs, schools, and religious institutions are predominantly located in single family residential areas of the Island. Development regulation should reflect the desire to retain viable and healthy social, recreational, educational, and religious organizations as community assets which are essential for the mental, physical and spiritual health of Mercer Island.

Natural Environment Policies

GOAL 18 The protection of the natural environment will continue to be a priority in all Island development. Protection of the environment and private property rights will be consistent with all state and federal laws.

- 18.1 The City of Mercer Island shall protect environmentally sensitive lands such as watercourses, geologic hazard areas, steep slopes, shorelines, wildlife habitat conservation areas, and wetlands. Such protection should continue through the implementation and enforcement of critical areas and shoreline regulations.
- 18.2 Land use actions, storm water regulations and basin planning should reflect intent to maintain and improve the ecological health of

watercourses and Lake Washington water quality.

- 18.3 New development should be designed to avoid increasing risks to people and property associated with natural hazards.
- 18.4 The ecological functions of watercourses, wetlands, and habitat conservation areas should be maintained and protected from the potential impacts associated with development.
- 18.5 The City shall utilize best available science during the development and implementation of critical areas regulations. Regulations will be updated periodically to incorporate new information and, at a minimum, every eight years as required by the Growth Management Act.
- 18.6 Encourage low impact development approaches for managing stormwater and protecting water quality and habitat.
- 18.7 Services and programs provided by the City with regards to land use should encourage residents to minimize their own personal carbon footprint, especially with respect to energy consumption and waste reduction.
- 18.8 The City's development regulations should encourage long term sustainable stewardship of the natural environment. Examples include preservation and enhancement of native vegetation, tree retention, and rain gardens.

18.9 Outreach campaigns and educational initiatives should inform residents of the collective impact of their actions on local, county, and state greenhouse gas emissions reduction goals.

equal opportunities for use by all Mercer Island residents while considering the needs of non-Mercer Island residents.

Parks and Open Space Policies

GOAL 19 Continue to maintain the Island's unique quality of life through open space preservation, park and trail development and well-designed public facilities.

19.2 More specific policy direction for parks and open space shall be identified in the Parks and Recreation Plan and the Pedestrian and Bicycle Facility Plan. These plans shall be updated periodically to reflect changing needs in the community.

19.3 Acquisition, maintenance and access to public areas, preserved as natural open spaces or developed for recreational purposes, will continue to be an essential element for maintaining the community's character.

19.4 View preservation actions should be balanced with the efforts to preserve the community's natural vegetation and tree cover.

19.5 Future land use decisions should encourage the retention of private club recreational facilities as important community assets.

19.6 Provide recreation and leisure time programs and facilities that afford

19.7 Provide a system of attractive, safe, and functional parks, and park facilities.

19.8 Preserve natural and developed open space environments and trails for the benefit of all existing and future generations.

19.9 Provide a broad representation of public art through cooperation with the Mercer Island Arts Council.

19.10 Funding for existing facilities should be a top priority and should be provided at a level necessary to sustain and enhance parks, trails and open space consistent with the Parks and Recreation Plan, the Trails Plan and the Capital Facilities Element.

19.11 Promptly investigate open space acquisition opportunities as they become available.

19.12 Pursue state and federal grant funding for parks and open space improvements.