

From: [Robin Proebsting](#)
To: [Kristen Reid](#)
Cc: [Eileen Keiffer](#); [Jeff Thomas](#); [Holly Mercier](#); [Katy James](#)
Subject: RE: Supplement to CAR1 APPLICATION - CAR20-004
Date: Monday, January 4, 2021 5:47:15 PM

Dear Ms. Reid,

Thank you for the offer to assist with setting up a site visit . However, it turns out that the third-party reviewer will not need to do a site visit in order to complete this round of review. I expect to have their peer review within the month and will contact you regarding the results then.

Kind regards,
Robin

[Robin Proebsting](#)

Senior Planner

City of Mercer Island – Community Planning and Development

206-275-7717 | mercerisland.gov/cpd

Due to the COVID-19 outbreak, Community Planning and Development has modified our operations. City Hall and the Permit Center are closed to the public. There is no “walk in” permit service; staff are working remotely and services are being continued via remote operations. More information is available on the City’s website: mercerisland.gov/cpd. Please contact us by phone for general customer support at 206-275-7626.

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From: Kristen Reid <kristen@belcherswanson.com>
Sent: Tuesday, December 29, 2020 1:15 PM
To: Robin Proebsting <robin.proebsting@mercergov.org>
Cc: Eileen Keiffer <eileen@madronalaw.com>; Jeff Thomas <jeff.thomas@mercerisland.gov>; Holly Mercier <holly.mercier@mercergov.org>; Katy James <Katy@BelcherSwanson.com>
Subject: RE: Supplement to CAR1 APPLICATION - CAR20-004

Robin –

Thanks for the email. Yes, the City is permitted to conduct a site visit on my client’s property provided we can coordinate dates/times. However, the water feature that is the subject of this application is on the neighbor’s property, not my client’s property. Thankfully, the neighbor has (so far) been willing to provide access. My client’s consultant, Patrick Togher, will be present during the site visit. He has availability the week of January 11, particularly in the morning. If it’s easier, please feel free to have the City’s third-party reviewer contact Patrick Togher directly to schedule a mutually convenient time for the site visit. His email is: Patrick.Togher@pbsusa.com and his phone number is (206) 766-7618.

Please let me know if you have any questions.

Thanks

Kristen C. Reid
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From: Robin Proebsting <robin.proebsting@mercergov.org>
Sent: Monday, December 28, 2020 8:06 PM
To: Kristen Reid <kristen@belcherswanson.com>
Cc: Eileen Keiffer <eileen@madronalaw.com>; Jeff Thomas <jeff.thomas@mercerisland.gov>; Holly Mercier <holly.mercier@mercergov.org>; Katy James <Katy@BelcherSwanson.com>
Subject: RE: Supplement to CAR1 APPLICATION - CAR20-004

Greetings again Ms. Reid,

I had one question for you on this project: When a critical area study is submitted, the City's reviewer typically does a site visit to check the findings in the study. Would it be possible to get your client's permission to conduct a site visit on their property? If so, feel free to suggest convenient/preferred times, and I will coordinate with the City's third-party reviewer to schedule the site visit.

Kind regards,
Robin

[Robin Proebsting](#)
Senior Planner
City of Mercer Island – Community Planning and Development
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From: Robin Proebsting
Sent: Monday, December 28, 2020 2:10 PM
To: Kristen Reid <kristen@belcherswanson.com>
Cc: Eileen Keiffer <eileen@madronalaw.com>; Jeff Thomas <jeff.thomas@mercerisland.gov>; Holly Mercier <holly.mercier@mercergov.org>; Katy James <Katy@BelcherSwanson.com>
Subject: RE: Supplement to CAR1 APPLICATION - CAR20-004

Dear Ms. Reid,

Thank for the additional information supporting application CAO20-004, the Critical Area Review 1 application for the property at 7025 N Mercer Way.

Coincidentally, I was preparing to send review comments regarding the original application to you when your email arrived. I was writing to let you know that the City's contracted third-party reviewer, ESA, had reviewed the initial set of application materials together with the City's online GIS maps. They noted that based on this limited information and because the watercourse is located offsite, which currently precludes examination of the "headwaters" of the stream, ESA would default to the assumption that the watercourse should be regulated by the City (and other regularly agencies as appropriate).

ESA suggested hiring an environmental consulting firm to investigate the watercourse, preferably with first-hand observations at its upstream extent, and submit documentation that provides information and rationale supporting a regulated watercourse or not-regulated determination. Now that this has already happened, I will route the attached watercourse assessment memo for review.

Thank you again,
Robin

[Robin Proebsting](#)
Senior Planner
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From: Kristen Reid <kristen@belcherswanson.com>
Sent: Monday, December 28, 2020 11:22 AM
To: Robin Proebsting <robin.proebsting@mercergov.org>
Cc: Eileen Keiffer <eileen@madronalaw.com>; Jeff Thomas <jeff.thomas@mercerisland.gov>; Holly Mercier <holly.mercier@mercergov.org>; Katy James <Katy@BelcherSwanson.com>
Subject: Supplement to CAR1 APPLICATION - CAR20-004

Dear Ms. Proebsting –

Attached please find the Property Watercourse Assessment Memorandum authored by Patrick J. Togher, PWS of PBS Engineering and Environmental Inc. Please accept this as a supplement to the Critical Areas Review, 1 application that was submitted via email and mail on November 18, 2020 under permit application number CAR20-004. Additionally, please let me know if you prefer this to be mailed in addition to this email.

Thanks

Kristen C. Reid
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