

2207-019 SUB3 - Strand project

Request for SUB3 in the form of review comments on plans (same format as the other requests)

1. Demonstrate existing grade as described in MICC 19.16.010 Definitions:

Existing Grade: The surface level at any point on the lot prior to alteration of the ground surface.

Alteration: Any human-induced action which impacts the existing condition of the area, including but not limited to grading, filling, dredging, draining, channeling and paving (including construction and application of gravel). "Alteration" does not include walking, passive recreation, fishing, or similar activities.

Based on information received from the public, the grade of the lot has been previously altered and the "existing grade" that is shown in the application materials for SUB3 needs additional investigation/exploration. The applicant must provide sufficient information to show the existing grade on the property using one of the following options:

- i. A licensed surveyor must complete the work as described in the Bush, Roed, and Hitchings "Proposed Land Survey Services - Third Party Review" including illustrating the data of all three provided surveys with a common horizontal placement on a map and elevations labeled based on the target datum (NAVD '88) and a survey letter of opinion to highlight relevant findings and determine existing grade. Dan Grove's Letter dated June 9, 2023 has relevant information that may be useful to a licensed surveyor; or
 - ii. A licensed surveyor must demonstrate that the existing grade cannot be determined or interpolated using previous surveys of the surrounding area. This should include a letter of opinion and any related materials used to make this determination; or
 - iii. The applicant must authorize a third party reviewer (Bush Roed & Hitchings) to perform the work outlined in the "2207-019 Strand Third-Party Review Approval Request" from Molly McGuire dated May 3, 2023.
2. It has been brought to our attention that the building permit notice of application did not include necessary information to properly notify the public of work within critical areas. The scope of work requires a separate Critical Areas Ordinance Review Type 2 permit application and must be noticed in accordance with MICC 19.15.030, including providing an additional 30-day public comment period for the critical area review.
3. The lower rockery is nonconforming. Per MICC 19.01.050(A)(3) Structures, sites and uses that were not in conformance with all applicable code provisions in effect at the time of their creation are illegal and shall be brought into compliance with all applicable provisions of this Code. Please provide documentation that the lower rockery meets MICC 19.01.050(A)(2) for legal nonconforming status or bring the lower rockery into compliance with all applicable provisions.