



January 02, 2025

Critical Compliance Narrative

Address: 3633 Island Crest Way 98040

Parcel id: 122404-9058

Owner: Ewan Rankin

MICC 19.07.130(A):

• Addition to or reconstruction of an existing legally established structure or building within a critical area and/or buffer constructed on or before January 1, 2005, provided the following criteria are met.

Answer: The existing single-family residence was constructed in 1953, as shown in King County Assessor records.

• (1) The seasonal limitations on land clearing, grading, filling, and foundation work described in section 19.07.160(F)(2) shall apply.

Answer: This project involves adding a 976sf upper floor addition and remodeling the interior of an existing single-family residence. The proposed upper floor addition will stack directly above the existing main floor. No land disturbance is proposed for this project.

• (2)(a) The structure is not enlarged more than a cumulative total of 200 square feet larger than its footprint as of January 1, 2005.

Answer: The proposed development involves no change to the existing building footprint.

• (2)(b) If the existing, legally established structure is located over or within a wetland or watercourse, no further expansion within the wetland or watercourse is allowed

Answer: The existing legally established structure is not located over or within a wetland or watercourse.

• (2)(c) If the existing legally established structure is located within a wetland or watercourse buffer, the addition may be no closer to the wetland or watercourse than a distance equal to 75 percent of the applicable standard buffer and must also be no closer to the watercourse or wetland than the existing structure

Answer: The existing legally established structure is not located within a wetland or watercourse buffer.

• (2)(d) A critical area study approved by the city demonstrates that impacts have been avoided or minimized and mitigated consistent with section [19.07.100](#), mitigation sequencing

Answer: No land disturbance is proposed for this project.



- (2)(e) If the modification or addition is proposed within a geologically hazardous area or associated buffer, a qualified professional provides a statement of risk consistent with section [19.07.160\(B\)\(3\)](#)

Answer: A Geotech letter has been provided.

- (3) Reconstruction of legally established nonconforming structures shall meet the standards in section [19.01.050](#). The code official may require a critical area study and mitigation plan addressing temporary impacts to critical areas and buffers.

Answer: The proposed development involves no reconstruction of nonconforming structures.

- (4) Demolition. Removal of structures in watercourse and wetland buffers and geologically hazardous areas

Answer: The proposed development does not involve removal of any structures on property.

Thank you,

Aditi Singhal
Architect
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