

Building Permit #CAO24-027
December 16th, 2024

Seasonal Development Waiver – Florence Addition

I am writing to request that the building permit for our project at 8818 SE 62nd ST, permit # 2407-069 be issued with a waiver to the seasonal development limitation found in MICC 19.07.160 (F)(2). Demolition, excavation and new construction work to occur between Oct 1 and April 1.

The geotechnical report dated August 9th, 2024 section CRITICAL AREA STUDY (MICC 19.07) states the following: No ground water or evidence was noted in the explorations on the site or adjacent property. Because of these site conditions, there is not a potential of liquefaction of soil at the site.

The proposed development will not be subjected to seismic liquefaction and will be very suitable from a geotechnical engineering standpoint if the recommendations in the geotechnical report are followed.

Construction activity shall minimize Impacts to the geologic hazard area by following erosion control measures which are weather dependent. On most construction projects, it is necessary to periodically maintain or modify temporary erosion control measures to address specific site and weather conditions.

Mitigation sequencing shall include the following steps outlined in the geotechnical report to avoid and minimize critical areas impacts per MICC 19.07.110(B)(8):

1. Provide silt fence around downslope sides of any cleared areas.
2. Existing pavements, ground cover, and landscaping should be left in place wherever possible to minimize the amount of exposed soil.
3. Rocked staging areas and construction access roads should be provided if existing features are disturbed and soil is exposed.
4. Following clearing or rough grading, it may be necessary to mulch or hydroseed bare areas that will not be immediately covered with landscaping or an impervious surface.

The architectural plan sheet A2.1 Erosion Control Plan, dated 12/16/2024 has included the mitigation sequencing notes above as well as additional erosion control measures that meet or exceed the geotechnical recommendations.

Sincerely,

Mark Dorsey
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