



Roger MacPherson Design

Date: May 23, 2025

To: City of Mercer Island – Development Services
9611 SE 36th Street
Mercer Island, WA 98040

Re: **Butterworth Residence**
5320 Butterworth Rd.
Parcel #: 866140-0040

Code Compliance Matrix – Critical Area Review 2

Compliance Narrative

Below is a structured response detailing how the application meets the review criteria outlined in MICC 19.07.090, MICC 19.07.160, MICC 19.07.170, MICC 19.07.180, and MICC 19.07.190.

<u>Code Section</u>	<u>Requirement</u>	<u>Compliance Approach</u>
MICC 19.07.090	A critical area study, meeting the requirements of section 19.07.110	The project follows the Type III land use review process, and includes critical area studies for geologically hazardous areas and a Type F Watercourse.
MICC 19.07.160	Wetland and watercourse buffer modifications	The proposed buffer averaging complies with mitigation requirements, ensuring no net loss of ecological function. Refer to Critical Areas Report by Altmann Oliver & Associates.
MICC 19.07.170	Geologically hazardous areas	A geotechnical study has been conducted by a licensed professional to assess erosion and landslide risks, with mitigation measures incorporated. Refer to Geotech Report by Cobalt Geosciences.
MICC 19.07.180	Watercourses shall be classified and buffer averaging requirements met.	The site plan integrates native vegetation restoration to enhance habitat quality and biodiversity.
MICC 19.07.190	Wetland mitigation	A mitigation plan has been developed, ensuring long-term monitoring and adaptive management strategies to maintain ecological integrity.

Supporting Documentation

- Critical Area Study – Conducted by Altmann Oliver & Associates detailing site conditions, code compliance and mitigation strategies.

- Geotechnical Report – Prepared by Cobalt Geosciences addressing geological hazards and mitigation strategies.
- Mitigation Plan – Outlining restoration efforts and long-term monitoring.

Dan Buchser – VP, Senior Design Manager
21626 SE 28th Street
Sammamish, WA 98075
Ph (425) 391-3333 ~ Fx (425) 557-2841
www.macphersonconstruction.com/
