

Letter to Building Official – Wet Season Work Waiver

Date: 09-22-2025

To:

Building Official
City of Mercer Island
Community Planning & Development
9611 SE 36th Street
Mercer Island, WA 98040

Subject: Request for Wet Season Work Waiver – Seasonal Development Limitation

Project: Proposed Residential Development and Deck Addition

Site Address: 9734 SE 40th Street, Mercer Island, WA 98040

Parcel Number: 265550-0176

Dear Building Official,

I am submitting this request for a Wet Season Work Waiver under MICC 17.14.010 Section 105.3.1 to allow construction activities during the October 1–April 1 seasonal development limitation period.

Compelling Justification

The project consists of demo of existing 1,900-square-foot house and building of a new 4,464-square-foot single-family dwelling, a 535-square-foot garage and deck addition, and associated site improvements. The timing of this work is critical to coordinate with financing and contractor availability. Delaying until after April 1 would cause undue financial hardship and project disruption.

Geotechnical Evaluation

A geotechnical investigation was performed by MP Engineering, PLLC (Report dated January 28, 2025). The findings are summarized as follows:

- **Landslide Hazard:** No evidence of slope instability, weak soils, or nearby erosion hazards was identified. The native Glacial Drift deposits are very dense and stable, and the site does not meet the MICC definition of a Landslide Hazard Area.
- **Seismic Hazard:** Liquefaction potential is negligible, with only a thin stiff sandy silt layer showing minimal theoretical settlement. No mitigation is required.
- **Erosion Hazard:** The site consists of Kitsap silt loam with 2–8% slopes. While disturbed soils may present slight-to-moderate erosion potential, the geotechnical recommendations outline mitigation measures that, if followed, will prevent adverse impacts.
- **Groundwater:** No groundwater was encountered at the time of drilling. Seasonal fluctuations are possible, but perched conditions can be managed with standard dewatering if needed.

Mitigation Measures

To address seasonal and site-specific conditions, the following Best Management Practices (BMPs) will be implemented:

- Install and maintain silt fencing around all disturbed areas.
- Cover and protect stockpiles with plastic sheeting, with perimeter controls of straw bales or silt fencing.
- Mulch and hydroseed stripped areas promptly; use protective plastic cover during wet months to aid germination.
- Construct stormwater diversion swales with check dams to redirect runoff away from disturbed soils.
- Provide a rock construction entrance to prevent sediment track-out onto City streets.

- Direct all roof and surface runoff into approved facilities and not onto sloped areas.
- Maintain a site-specific emergency response plan in the event of extreme rainfall, including temporary cover measures and pumping as needed.

Conclusion

Based on the enclosed geotechnical report and the mitigation measures proposed, we respectfully request approval of this waiver to proceed with work during the wet season. The professional evaluation confirms that the site is stable, not within a landslide or erosion hazard area, and can be safely developed with proper controls.

We appreciate your consideration and look forward to working with the City to ensure a safe and compliant project.

Sincerely,

Russell Palanchuk
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