

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

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WET SEASON GRADING RESTRICTION (OCTOBER 1 THROUGH APRIL 1) SEASONAL DEVELOPMENT LIMITATION WAIVER

DESCRIPTION

Land clearing, grading, filling, and foundation work are not permitted between October 1 and April 1 on lots considered as an Erosion, Potential Slide, or Steep Slope Hazard. A waiver to this seasonal development limitation may be granted if compelling justification is demonstrated and supported by a geotechnical evaluation of the site and proposed construction activities.

AFFECTED SITES

1. Sites subject to a Potential Slide, Erosion, or Steep Slope Hazard, or any areas with Critical Slopes and the land that extends 10 feet past the top and toe of the slope.
2. Any site that is considered by the Building Official or City Engineer to be subject to the seasonal development limitation.

See Mercer Island Landslide Hazard Map for more details

SUBMITTAL REQUIREMENTS

All required items must be completely and accurately filled out. Once the application has been reviewed by the building official, you may be asked to provide some, if not all the materials found in the "Required as Needed" column.

You may apply for the waiver while you are applying for a building permit if you believe that you will be constructing during the wet season.

| Required | Required as Needed |
|--|---|
| A. Development Application Form | A. Storm Detention Design and Hydrology Report |
| B. Letter to the Building Official Requesting the Waiver | B. Survey |
| C. Geotechnical Report | C. Tree Inventory |
| D. Working Drawings | D. Permanent Site Restoration Methods |
| E. Construction Schedule | E. Soil Removal Evaluation |
| F. Erosion Control Plan | F. Hillside Support |
| G. Emergency Procedures | G. Soil Disposal |
| H. Emergency Contact Information | H. Liability Insurance |
| | I. Performance Bond or Assign of Funds Account |
| | J. Site Reports. |
| | K. Additional Information as determined by the Building Official or City Engineer |

See building definitions section for more details on submittal items

APPEALS

Appeals of a seasonal development limitation waiver decision can be made to the Hearing Examiner. There is a process for filing an appeal with the Hearing Examiner, which normally takes up to 45 days. Refer to MICC Chapter 19.15.010.

