

Criteria Compliance Narrative

Permit No:	To be assigned	Date Prepared:	May 29, 2025
Pre-App:	N/A		
Owner(s):	Mika Yamamoto		
Project:	Mercer Island House: Sauna Addition		
Site:	5245 Forest Ave SE, Mercer Island, WA 98040		
Subject:	Criteria Compliance Narrative		

MICC 19.07.090 (A):

A. Critical area review 1.

1. The purpose of a critical area review 1 is to review:
 - a. Activities listed as modifications in section 19.07.130, modifications;
 - b. Verification of the presence or absence of a critical area; or
 - c. Verification of the delineation and/or type of wetland or watercourse.
2. *Review timing and sequence.*
 - a. If a building permit is required for the proposed scope of work associated with the critical area review 1, then the substance of the review shall take place concurrently with the building permit review and no separate land use review application is required.
 - b. If no building permit is required for the proposed scope of work associated with the critical area review 1, then the review shall take place according to the procedures required for a Type 1 land use review.
3. *Requirements for a complete application.*
 - a. Completed development application coversheet.
 - b. Project narrative, describing the proposed scope of work.
 - c. Scaled site plan showing the proposed work.
 - d. Any additional information required by the city to confirm compliance with this title.

Answer: Reviewing section 19.07.130 modifications. The scope of work being discussed aligns to the guidelines laid out. Further explanation is provided for the subsequent section below.

MICC19.07.130 (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: Mika Yamamoto acquired the property in August 2021, with all existing site elements as presented in this submittal. The residence was originally constructed in 1982. Based on a review of historical aerial imagery from the Mercer Island GIS Portal, dating back to March 1992, there have been no observable changes to the existing landscape, hardscape, or vegetation, including trees. Based on these aerial images we believe that the hot tub prior to 2005.

The proposed use of sauna and cabana falls under the category of Detached Accessory Building per MICC 19.16.010. These structures qualify for CAR1 per MICC 19.07.130 (A).

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

Answer: By utilizing the existing structure, only minimal foundation work is required to complete the proposed scope of work. This approach is detailed in the project narrative and illustrated within the permit submittal drawings.

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

Answer: The proposed scope of work results in a 198 square foot enlargement to the existing hot tub structure (84 square feet). This is documented on sheets SA0.02 and SA2.00. Per the aerial views available on Mercer Island GIS this does not appear to have changed since the home was built as documented on March 1992 (closest to year home was built).

- (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.
- (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 (b) and (c): This proposed structure is not located within a wetland or watercourse buffer. Please see the site plan for the location of the shoreline buffer.