

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



Pre-Application Meeting (PRE22-039)

An Intake Screening is required in addition to a Pre-Application Meeting. A Pre-Application Meeting does not replace the required Intake Screening. This meeting is to provide guidance and information include prior to formal submittal.

Summary:

Site Location:	2436 74 th Ave SE	Parcel Number	531510-0455
Lot Size:	25,789 square feet	Zoning:	R-9.6 (Single Family)
Brief Project Description:	A proposal to construct a new single-family dwelling on a vacant lot.	Documents Provided:	<ol style="list-style-type: none">1. Pre-Application Meeting Request Form2. Project Narrative3. List of Questions4. Site Plan5. Site Survey6. Arborist Report7. Tree Inventory & Replacement Submittal Information
Applicant Information:			
Name: Jackie McDowell-Logen		Email: jackie@mediciarchitects.com	Phone: 425-453-9298 Ex. 135
Second Pre-application Meeting Required:	Recommended	Another pre-application meeting is recommended closer to development when you have a better idea of what the project will look like.	

Applicant Questions:

1. Please confirm whether fire sprinklers are required for new construction.

Staff Response: All new single-family residences and accessory dwelling units require a minimum of a NFPA 13D sprinkler system. Please see the fire comments below for more information about fire sprinkler requirements.

2. Is the hydrant flow adequate?

Staff Response: The hydrant flow is adequate, provided an NFPA 13r Fire Sprinkler System is used for the proposed house.

3. Are there any other fire concerns or fire requirements?

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Staff Response: The city will need more information about the roadway width and grade. More information is also needed about the separation distance between the buildings. The garage will need to be sprinklered or separated. Please see the Fire comments below for more information.

4. Curb cut widths are shown as 20 feet wide. Is the appropriate?

Staff Response: The maximum allowed driveway width in the public right-of-way is 20 feet.

5. Are two curb cuts allowed?

Staff Response: Two driveway accesses from the city right-of-way are not allowed.

6. What right-of-way and utility improvements or extensions are required off-site?

Staff Response: Water, sewer, and storm improvements will need to be determined once preliminary plans for water, water, and storm are provided by the applicant.

7. Please review stormwater review and design requirements. Would direct connection be permitted, or is detention required?

Staff Response: Storm water design and review thresholds will be according to MICC 15.09. A licensed civil engineer will need to prepare drainage plans and drainage reports per MICC 15.09. An onsite detention system is required.

8. Are there any known downstream issues with the storm system in this area?

Staff Response: Your civil engineer will need to investigate the downstream issues as a part of the drainage report. If detention is provided, a downstream investigation is not required.

9. Please provide side sewer, septic, and water as-builts if available.

Staff Response: This is a vacant lot. There are no existing side sewer and water service as-builts available. Please do a public records request to see if any stormwater lines were installed on this site as a part of the Aegis development on the neighboring lot.

10. Please outline the required stormwater permitting process.

Staff Response: Please contact the city Permit Center for questions regarding the permitting process.

11. There are power lines and telephone lines running on the north portion of the site that will need to be moved for development. How would we go about getting these lines moved?

Staff Response: The city does not get involved with power and communication systems. Please contact the utilities themselves to see how the poles can be moved.

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12. Please review the various mapped critical areas on site, including protected steep slope, infiltration, landslide, erosion, seismic, potential slide.

Staff Response: The City of Mercer Island GIS shows that the project site contains landslide hazard areas, erosion hazard areas, and seismic hazard areas. Alteration of these geologically hazardous areas is allowed following approval of a Critical Area Review. A geotechnical report that shows compliance with the standards of MICC 19.07.160 will need to be submitted with the Critical Area Review application.

There is also a delineated Type IV wetland on the site in the vicinity of the proposed house. This wetland has a 40-foot buffer with a 10-foot setback. A critical area review is required for any proposal for buffer reduction or averaging.

13. Please Review the following Residential Development Standards:

- a. Required yard depths.
- b. Gross floor area limits.
- c. Building height limit.
- d. Lot coverage limits.
- e. Parking requirements.

Staff Response: Please see the following list for information about the requested development standards. More information can be found in the Planning Comments section of this notes document.

- a. Yard depths
 - i. The front yard depth must be at least 20 feet as measured from the front property line. The front property line is the property line abutting 74th Ave SE.
 - ii. The rear yard depth must be at least 25 feet as measured from the rear property line. The rear property line is the property line opposite 74th Ave SE.
 - iii. The side yard depths must add up to at least 17% of the lot width, provided that the minimum depth of a side yard is 33% of the total side yard width. Please note that if the house's wall façade abutting in interior side property line exceeds 15 feet in height, a larger side yard setback (7.5 to 10 feet depending on façade height) will be required.
- b. Gross floor area is limited to 40% of the lot area or 8000 square feet, whichever is less. Based on the lot area provided on the site plan, 40% of the lot area is about 10,316 square feet. Therefore, the maximum allowed gross floor area is 8000 square feet.
- c. Buildings are limited to 30 feet in height above the average building elevation. Additionally, the façade height on the downhill side of the house is limited to 30 feet, as measured from the lower of existing or finished grade at the furthest downhill extent of the building to the top of the exterior wall façade supporting the roof.
- d. Based on the provided lot slope, the lot coverage (the area of the lot that is covered by building roof area, including eaves and gutters, and driveways) is limited to 30% of the net lot area.
- e. Three parking spaces are required for a single-family dwelling with a gross floor area of 3000 square feet or more, provided two of the spaces are covered. If the house is less than 3000 square feet, two parking spaces are required, one of which must be covered.

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14. Please review the following Accessory Dwelling Unit (ADU) development standards:
- How do calculations for a detached ADU relate to an oversized lot?
 - What would the height limit be for an ADU in a detached garage structure?
 - The provided site plan shows an entrance that is visually blocked from the street. Is this acceptable?

Staff Response: Please see the following list for information about the requested ADU development standards. More information can be found in the Planning Comments section of this notes document.

- The calculations for ADU do not change based on the size of the lot. The ADU must be between 220 and 900 square feet in size and its floor area cannot exceed 80% of the floor area of the primary residence.
- MICC 19.02.040(C)(2)(b) states that detached accessory buildings that are entirely or partially used for an accessory dwelling unit shall meet the height limits established for the primary building. In other words, the height limit for a detached garage that contains an ADU would be 30 feet above the building's average building elevation.
- MICC 19.02.030(B)(6) requires that a single-family dwelling containing an accessory dwelling unit shall have only one entrance on each front or street side entrance of the residence. It is not clear from the provided plans where the entrance to the proposed ADU is located. The entrance will need to meet the requirements of MICC 19.02.030(B)(6).

15. How do the standards of MICC 19.02.040, Garages, other accessory buildings and accessory structures, relate to this project?

Staff Response: Please see the planning comments below for more information regarding garages and detached accessory buildings and structures.

16. Do the standards of MICC 19.02.060, Lot Coverage for Regulated Improvements, apply to this project?

Staff Response: The standards set forth in MICC 19.02.060 only apply to regulated improvements. Single-family residences are not considered regulated improvements as defined in MICC 19.16.010. Therefore, MICC 19.02.060 does not apply for this project.

17. What are the landscaping requirements for this project?

Staff Response: The portion of the lot that must be covered in landscaping varies based on the lot slope as follows:

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Lot Slope	Maximum Lot Coverage (house, driving surfaces, and accessory buildings)	Required Landscaping Area
Less than 15%	40%	60%
15% to less than 30%	35%	65%
30% to 50%	30%	70%
Greater than 50% slope	20%	80%

A portion of the landscaping may be covered in hard surfaces, as set forth in MICC 19.02.020(F)(3)(b). Since the net lot area is 8400 square feet or less, hardscape may cover the lesser of 755 square feet or 12% of the net lot area. In the case of this lot, 12% of the net lot area is approximately 950 square feet, so the maximum allowed hardscape coverage is 755 square feet.

18. What is the required permit review process for the proposed project?

Staff Response: Please see the planning comments below for permits required for this project.

19. The majority of trees on site are dead or dying. Because of the flag lot and unbuildable area, much of the lot will remain untouched. If trees are required to be planted, can they be placed outside of the buildable area? Please also review any mitigation required.

Staff Response: Replacement trees can be planted anywhere on site as long as the requirements of the tree code are met. However, replacement trees cannot be planted within utility easements. Please see the Tree Comments below for more information.

Review Comments:

Fire Comments:

Fire Contact: Jeromy.Hicks@mercerisland.gov or 206-275-7966.

1. Building Information
 - a. Address: 2436 74th Ave SE
 - b. Use: Single-Family Residence
 - c. Construction Type: Wood Frame Type Vb
 - d. Square footage: approximately 2766/2827 square feet
 - e. Deficiencies Noted on Draft Review: 3
2. [Developer Handbook](#) – This is a guide with general information regarding the International Fire Code and City of Mercer Island standards. When conflicts are identified please contact the Fire Marshal’s office for clarification.
3. Sprinkler Information

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- a. All New Single-Family Residences and ADUs require a minimum of a 13D sprinkler system. An exterior bell is required to be installed and must activate upon water flow. Interior smoke detectors or sounders must also be interconnected with the water flow switch.
- b. Additional requirements may be added for fire access, grade, and fire flow.
- c. **A NFPA 13r Fire Sprinkler System will be required as there is low hydrant flow.**
- d. [Fire Sprinkler Requirement Link 13r.](#)
- 4. Fire Alarm Information
 - a. A fire alarm (NFPA 72) may be required due to width of the fire access road.
 - b. Due to access, grade, and turn-around, a fire alarm may be used as a code alternative.
 - c. [Fire Alarm Standard Link.](#)
- 5. Hydrant and fire flow information (IFC Appendix A)
 - a. The fire flow at the home meets requirements with sprinkler reduction
 - i. **Hydrant B2-10 500gpm at 50psi**
 - b. Distance to hydrant meets requirements.
 - i. B2-10
 - ii. HY-ROH = 189
 - iii. HY-Access = 10 feet
 - iv. Access-ROH = 130
- 6. Access road (2015 IFC Appendix D)
 - a. Width.
 - i. All access roads over 500 feet in length are required to be 26 feet in width.
 - ii. **Width at the time of the Pre-Application Meeting was 17.81 feet.**
 - b. The fire access road does not exceed 150 feet.
 - c. **The slope of the access road does not appear to exceed 10%. However, it does exceed 10% in some areas.**
 - d. Turn-around is substandard: N/A
 - e. [Fire Apparatus Road Standard Link](#)
- 7. [Code Alternative Process](#)
 - a. Code alternative processes are approved on a case-by-case basis and must show:
 - i. The reason the code may not be followed.
 - ii. The proposal for mitigating the code.
 - iii. The reason the proposal will meet or exceed the code requirements.
 - iv. Fire Code Alternatives must be submitted and approved by the Fire Code Official. A separate permit/application fee will apply for the review.

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/fire-permits-and-prevention-information>

Tree Comments:

Tree Contact: John.Kenney@mercerisland.gov or 206-275-7713.

- 1. The arborist report is confusing since it does not address the city tree code (Chapter 19.10 MICC).
- 2. The arborist report does not identify exceptional trees or exceptional groves.
 - a. Trees 652, 653, 656, 665, 667, 669, and 694 appear to be exceptional trees over 24 inches.
 - b. Per MICC 19.10.060(A)(3), justification under the code is required for exceptional trees to be removed.

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- c. If justification is provided for the removal of exceptional trees, the trees must be replaced with 6 trees for each tree removed.
3. Please refer to MICC 19.10 for our tree code.
4. 30% of trees with a diameter of 10 inches or greater is required; additionally, development must be designed to minimize tree removal.
5. Replacement is required for any trees that are removed, according to the replacement ratios in MICC 19.10.070.
 - a. A replacement tree plan will be required.
 - b. At least half of the replacement trees need to be native to the Pacific Northwest. Please see the following link for details: https://oregonstate.edu/trees/common_name.html.
 - c. The trees need to be at least 10 feet apart from each other, structures, fences, and utilities. Upon request and demonstration that insufficient space exists on site for all the trees, the remainder can be a fee in lieu.
6. Tree protection (typically at tree dripline) of retained trees will be required.

For additional information please refer to this helpful webpage:
<https://www.mercerisland.gov/cpd/page/tree-permits>

Civil Engineering Comments:

Civil Contact: Ruji.Ding@mercerisland.gov or 206-275-7703.

1. The maximum driveway width in the public right-of-way is 20 feet.
2. Two driveway accesses from the city right-of-way are not allowed.
3. Frontage improvement in right-of-way: 10-foot-wide gravel parking along the frontage.
4. Water, sewer, and storm improvements will need to be determined once preliminary plans for water, sewer, and storm are provided by the applicant.
5. Storm water design and review thresholds will be according to MICC 15.09. A licensed civil engineer will need to prepare drainage plans and drainage reports as per MICC 15.09. The civil engineer will need to investigate downstream issues as a part of the drainage report.
6. An onsite detention system is required.
7. The existing storm drainage pipe/culvert running through the site can be relocated. The design of the relocation will need to be prepared by a civil engineer. The pipe size will need to be 18" and connect to the existing storm system in the public storm drainage easement located at the site of 7445 SE 24th Street (Aegis Mercer Island Site). A 15' wide exclusive public storm drainage easement is required to be granted to the City of Mercer Island.
8. Please refer to MICC Title 15 for our Water, Sewers, and Public Utilities code.

For more information on Stormwater Permits please visit here:
<https://www.mercerisland.gov/cpd/page/stormwater-permits>

Planning Comments:

Planning Contact: Andrew.Leon@mercerisland.gov or 206-275-7720.

1. Residential Zoning Standards:
 - a. Yards
 - i. Front yard: 20 feet
 - ii. Rear yard: 25 feet

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- iii. Side yards:
 - 1. For lot with a width of greater than 90 feet, the following standards apply:
 - a. Total side yard width must be 17% of the lot width.
 - b. No side yard less 33% of the total side yard width.
 - 2. Variable Side Yard Depth Requirement:
 - a. Variable Side Yard Depth Requirements apply to interior lot lines only.
 - b. A minimum side yard of 7.5 feet is required for 1) nongabled roof ends where the height is more than 15 feet; or 2) gabled roof ends more than 18 feet. Both measurements are taken from existing or finished grade, whichever is lower, to the top of the gabled roof end adjoining the side yard.
 - c. A minimum side yard of 10 feet is required for single-family dwellings with a height of more than 25 feet measured from the existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard.
 - iv. Eaves may only protrude up to 18 inches into yards. Note that no protrusion is allowed within *minimum* side yard setbacks, including minimum side yards modified by the variable side yard setback provision.
 - v. No eave and minor building element protrusion is allowed into the minimum side yard setback established by either the requirements based on lot width or Variable Side Yard Depth Requirement. (MICC 19.02.020(C)(3)).
- b. Height:
- i. 30 feet maximum above the Average Building Elevation (ABE) to the highest point of the roof.
 - 1. Please see MICC 19.02.020(E)(4) for information on how to calculate the ABE.
 - ii. 30 feet on the furthest downhill extent of the proposed building to the top of the exterior wall façade supporting the roof framing, rafters, trusses, etc.
- c. Lot Coverage:
- i. Calculated by totaling the following:
 - 1. All drivable surfaces (driveway, parking pad, turn-arounds, etc. regardless the material type; e.g. pervious driveway counts towards lot coverage)
 - 2. Roof line (includes eaves, gutters, and covered decks)
 - ii. Lot Coverage is limited to a percentage of net lot area; this percentage varies between 20-40% depending on the slope of the lot. Lot slope is calculated by subtracting the lowest existing elevation from the highest existing elevation and dividing the resulting number by the shortest horizontal distance between these two points.
 - 1. Based on the lot slope shown on the provided site plan, the lot coverage would be limited to 30% of the net lot area.
 - iii. Hardscape coverage is limited to the lesser of 755 square feet or 12% of the new lot area.
 - 1. Hardscape includes patios, uncovered steps, walkways, decks, retaining walls, rockeries, and other hardened surfaces other than drivable surfaces or roofs.
 - 2. Hardscape improvements can be within the maximum lot coverage allowance. That is, if the proposed lot coverage is less than the maximum lot coverage, the difference between the maximum and proposed areas can be used for hardscape.
- d. Gross Floor Area:
- i. Gross Floor Area includes:
 - 1. The main building, including but not limited to attached accessory buildings.

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2. All garages and covered parking areas.
 3. Detached accessory buildings with a gross floor area over 120 square feet.
 4. That portion of a basement which projects above the lower of existing grade or finished grade as defined and calculated in Appendix B of this development code.
 5. Staircases.
 6. Decks that are attached to the second or third level of a single-family dwelling and are covered by a roof. For the purposes of calculating the gross floor area of covered decks, the entire deck area covered by the roof shall be accounted for as floor area, provided an 18-inch eave extending beyond the edge of the deck shall not be included in the gross floor area.
 7. Space under stairways or stairwells that is used, for example, as a closet or storage space if that space meets the definition of "Floor."
- ii. Maximum is 40% of the lot area or 8000 square feet, whichever is less.
 1. 40% of the lot area is approximately 10,316 square feet, so the maximum allowed gross floor area is 8000 square feet.
 - iii. Based on ceiling height, additional GFA may be applied
 1. The gross floor area shall be **150 percent** of the floor area of that portion of a room(s) with a ceiling **height of 12 feet to 16 feet**, measured from the floor surface to the ceiling.
 2. The gross floor area shall be **200 percent** of the floor area of that portion of a room(s) with a ceiling height of **more than 16 feet**, measured from the floor surface to the ceiling.
 3. Staircases shall be counted as a single floor for the first two stories accessed by the staircase. For each additional story above two stories, the staircase shall count as a single floor area. For example, a staircase with a 10-foot by 10-foot dimension that accesses three stories shall be accounted as 200 square feet (100 square feet for the first two stories, and 100 square feet for the third story).
 - iv. Second or third level covered decks count towards GFA, only uncovered or covered decks on the main level don't count towards GFA.
- e. Parking
- i. Each single-family dwelling with a gross floor area of 3000 square feet or more shall have at least 3 parking spaces sufficient in size to park a passenger automobile, provided at least two of the stalls shall be covered stalls.
 - ii. Each single-family dwelling with a gross floor area of less than 3000 square feet shall have at least 2 parking spaces sufficient in size to park a passenger automobile, provided at least one of the stalls shall be a covered stall.
2. Accessory Dwelling Units (ADUs)
- a. One ADU is permitted as subordinate to an existing single-family dwelling, provided the following requirements are met:
 - i. Either the principal dwelling unit or the ADU must be occupied by an owner of the property or an immediate family member of the property owner. Owner occupancy is defined as a property owner, as reflected in title records, who makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means, and actually resides at the site more than 6 months out of any given year.
 - ii. The total number of occupants in both the principal dwelling unit and ADU combined shall not exceed the maximum number established for a family as defined in MICC 19.16.010 plus any live-in household employees of such family.

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- iii. ADUs shall not be subdivided or otherwise segregated in ownership from the principal dwelling unit.
- iv. The square footage of the ADU shall be a minimum of 220 square feet and a maximum of 900 square feet, excluding any garage area, provided the square footage of the ADU shall not exceed 80% of the total square footage of the primary dwelling unit, excluding the garage area, as it exists or as it may be modified.
- v. The ADU may be added to or included within the principal unit, or located in a detached structure.
- vi. The single-family dwelling containing the ADU shall have only one entrance on each front or street side of the residence except where more than one entrance existed on or before January 17, 1995.
- vii. Additions to an existing structure or newly constructed detached structures created for the purpose of developing an ADU shall be designed consistent with the existing roof pitch, siding, and windows of the principal dwelling unit.
- viii. ADUs shall be permitted in a detached structure.
- ix. All single-family dwellings with an ADU shall meet the parking requirements pursuant to MICC 19.02.020(G) applicable to the dwelling if it did not have such an ADU.
- b. Approval of the ADU shall be subject to the applicant recording a document with the King County department of records and elections which runs with the land and identifies the address of the property, states that the owner(s) resides in either the principal dwelling unit or the ADU, includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this section, and provides for the removal of the ADU if any of the requirements of this chapter are violated.
- c. Elimination of an ADU may be accomplished by the owner recording a certificate with the King County department of records and elections and development services stating that the ADU no longer exists on the property.
- 3. Garages, other accessory buildings and accessory structures
 - a. Accessory buildings, including garages, are not allowed in required yards except as otherwise provided.
 - b. An attached accessory building shall comply with code requirements applicable to the main building.
 - c. Standards for detached accessory buildings and accessory structures.
 - i. Gross floor area.
 - 1. The combined total gross floor area for one or more accessory building(s) shall not exceed 25% of the total gross floor area allowed on a lot within applicable zoning designations pursuant to MICC 19.02.020. For example, on a lot where the total allowed gross floor area is 4000 square feet, the combined total gross floor area for all accessory buildings is 1000 square feet.
 - 2. The gross floor area for a detached accessory building that is entirely or partially used for an accessory dwelling unit may be increased by the additional floor area authorized pursuant to MICC 19.02.020(D)(3)(b).
 - ii. Height.
 - 1. Detached accessory buildings, except for buildings that contain an accessory dwelling unit, are limited to a single story shall not exceed 17 feet in height above the average building elevation computed from existing grade or finished grade, whichever is lower, to the highest point of the roof. Average building elevation is calculated using the methodology established in MICC 19.02.020(E)(4).

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2. Detached accessory buildings that are entirely or partially used for an ADU shall meet the height limits established for the primary building.
- d. Garages and carports may be built to within 10 feet of the property line in the front yard, provided the following are met:
 - i. There is greater than 4 vertical feet measured between the elevation at the bottom of the wall of the building and the ground elevation at the front yard property line where such property line is closest to the building. The elevations of both the intersection of the building and the ground, and the point of the property line closest to the wall of the building, shall be measured using the lower of the existing and finished grade.
 - ii. The height of such garage or carport shall not exceed 12 feet from existing or finished grade, whichever is lower, for that portion built within the front yard.
4. Critical area constraints (on and off-site)
 - a. Geologically hazardous areas
 - i. The City of Mercer Island GIS shows the following geologically hazardous areas on this site:
 1. Landslide hazard areas.
 2. Erosion hazard areas.
 3. Seismic hazard areas.
 - ii. Geotechnical reports must address the criteria in MICC 19.07.160, which include an analysis documenting that the subject property, neighboring properties, and other critical areas will not be adversely impacted. A statement of risk must also be provided. Please review the following code sections for full details:
 1. MICC 19.07.160(B) and (C) for landslide hazard areas.
 2. MICC 19.07.160(D) for seismic hazard areas.
 3. MICC 19.07.160(E) for erosion hazard areas
 - iii. A separate land use permit for a Critical Area Review 2 will be required to review the critical area study.
 - b. Wetlands
 - i. The application material for PRE21-049 shows a wetland located on this site near the proposed building location.
 - ii. A Type IV wetland was delineated in 2009 on the subject property and on the adjacent property.
 1. If buffer averaging or wetland alteration are not proposed, a Critical Area Review 1 is required to determine the current wetland category and to develop a current delineation of the wetland, buffers, and setbacks.
 2. If buffer averaging or wetland alteration is proposed, a Critical Area Review 2 is required. Only Category IV wetlands less than 4000 square feet that meet the mitigation sequencing requirements of MICC 19.07.190(D)(1) may be altered. Wetland alteration must meet the mitigation sequencing requirements of MICC 19.07.100.
 - iii. Type IV wetlands require the following:
 1. Buffer: 40 feet.
 2. Buffer setback: 10 feet, unless reduced to 5 feet under MICC 19.07.190(C)(7).
5. State Environmental Policy Act (SEPA) Review
 - a. The proposed scope of work is exempt from SEPA review pursuant to WAC 197-11-800(1)(b)(i).
6. Building Pads

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- a. New subdivisions shall designate a building pad for each lot as follows:
 - i. The building pad shall be located to minimize or prevent impacts in the following:
 1. Removal of trees and vegetation required for retention pursuant to Chapter 19.10 MICC shall be prevented.
 2. Disturbance of the existing, natural topography as a result of anticipated development within the building pad shall be minimized.
 3. Impacts to critical areas and critical area buffers shall be minimized, consistent with the provisions of Chapter 19.07 MICC.
 4. Access to the building pad shall be consistent with the standards contained in MICC 19.09.040.
 - ii. Building pads shall not be located within:
 1. Required front, rear, or side yard setbacks.
 2. Streets or rights-of-way
 3. Critical areas, buffers or critical area setbacks; provided building pads may be located within geohazard areas and associated buffers and setbacks when all of the following are met:
 - a. A qualified professional determines that the criteria of MICC 19.07.160(B)(2) and (3), Site Development, are satisfied.
 - b. Building pads are sited to minimize impacts to the extent feasible.
 - c. Building pads are not located in steep slopes or within 10 feet from the top of a steep slope, unless such slopes, as determined by a qualified professional, consist of soil types determined not to be landslide prone.
 - iii. No Cross-section dimension of a building pad shall be less than 20 feet in width.
 - b. No designated building pad.
 - i. New development on a lot without a previously designated building pad area shall establish a building pad consistent with the provisions of MICC 19.09.090(A).
 - ii. A building pad on a large lot shall also comply with the provisions of MICC 19.02.020(I).
 - c. New buildings shall be located within the building pad established by MICC 19.09.090(A) and (B).
7. Preferred Development Standards
 - a. Proposed development shall incorporate all of the following preferred development practices where feasible:
 - i. Use common access drives and utility corridors.
 - ii. Development, including roads, walkways and parking areas, in critical areas should be avoided, or if not avoided, adverse impacts to critical areas will be mitigated to the greatest extent reasonably feasible.
 - iii. Retaining walls should be designed to minimize grading, including the placement of fill, on or near an existing natural slope.
 8. Impact fees
 - a. Current rates are:
 - i. Transportation - \$2,600.31
 - ii. Parks - \$4,914.53
 - b. Note that fees are due at the time they are assessed--they do not vest to the time of complete subdivision or building permit application.
 9. Transportation Concurrency: Please apply for a transportation concurrency certificate at the same time as the building permit.
 10. Vesting: Please see the standards in MICC 19.15.170.

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11. Application fees
 - a. Deposit due at time of application
 - b. Review time is billed hourly against the deposit; additional fees may be requested if additional review time is required.
 - c. When third-party technical review is required (e.g. geotechnical, wetland, watercourse etc.), this is billed separately, in addition to staff review time.
12. Land Use Application Process and Estimated Timeline:
 - a. Required land use approvals
 - i. Critical Area Review 2
 - ii. Accessory Dwelling Unit
 - b. Prompt for consolidated review
 - c. Summary of procedural steps
 - i. Pre-Application meeting
 - ii. Submit application electronically
 - iii. Application Completeness Check
 - iv. Notice of Application (incl. public notice via sign on site, mailing, notice in bulletin) beginning 30-day comment period; review begins
 - v. Review comments may be sent out if needed
 - vi. Notice of Decision
 - vii. Appeal period
 - d. Expiration of Approvals
 - i. Land use approvals other than subdivisions shall expire 3 years from the date of the notice of decision if the development proposal authorized by the land use review is not commenced.

Land Use Decisions

Type of Review	Target
Completeness Review	4 weeks
First review	8-12 weeks
Second and subsequent reviews	6 weeks
Staff Report / Decision (following completion of review)	3-4 weeks

Single Family Residential	
First Review	8-12 weeks
Second Review	3 weeks
Third and subsequent reviews	2 weeks
Revisions	2-3 weeks
Express Reviews (see note below)**	4 weeks

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For more information on Land Use and Planning please refer to this useful webpage:
<https://www.mercerisland.gov/cpd/page/land-use-application-forms-and-submittal-requirements>

Regards

Andrew Leon
Planner
Community Planning & Development
City of Mercer Island

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July 12, 2022

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