EXHIBIT #07

COMMUNITY PLANNING & DEVELOPMENT

206.275.7605
www.mercerisland.gov/cpd

1/7/2025

Sturman Architects
Attn: Kati Eitzman
9 103rd Ave NE Ste. 203
Bellevue, WA 98004
Via: Email

RE: **CAO24-032** Review Letter 1; 5222 Forest Ave SE, Mercer Island, WA 98040

Dear Kati Eitzman,

The City of Mercer Island Community Planning and Development Department has completed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above Critical Area Review 2 application. The following issues need to be addressed in your resubmission:

Planning:

1. Further demonstrate compliance with MICC 19.07.110(B)(8) by addressing MICC 19.07.100, mitigation sequencing, and document how each measure listed has been addressed. This will need to be included in your Geotech report or in a memo prepared by a qualified professional.
2. The Disclosure and Notice on Title needs to be recorded with the King County recorders office. Please provide the recorded copy.
3. A landscaping plan is required that includes the landscaping of all disturbed areas outside of the building footprint and installation on hardscape, prior to the final inspection per MICC 19.07.160(B)(2)(d).
4. See plan review comments on building permit 2410-056 and upload revised plan set.

Environmental Peer Review:

1. In the Stream Buffer Report, Figures 1 and 2 show both Stream 1 and Stream 2 to have a 60-foot standard buffer and 45-foot proposed buffer, but the text narrative only refers to a reduced buffer for Stream 2. ESA recommends that the buffer widths shown in the figures be consistent with the text narrative. Additionally, Figure 2 shows the 10-foot building set back for Stream 1 crossing the eastern edge of the building footprint. The applicant should confirm that the building footprint does not intrude into the 10-foot building set back. Alternately, if the building footprint does intrude into the building set back, additional narrative should be

included to explain that the line as shown in Figure 2 represents an allowed intrusion per MICC 19.07.180.C.8, which includes building overhangs (that extend less than 18 inches) and uncovered decks less than 30 inches above existing or finished grade, or that the building set back is reduced to 5 feet if it complies with any of the conditions listed under MICC 19.07.181.C.7.

The City's processing of the Critical Area Review 2 application has been put on hold until these issues are resolved. Pursuant to MICC 19.15.110, all requested information must be submitted within 60 days or a request for extension requested. The deadline for a complete response or request for extension is March 8, 2025. If a complete response is not received or an extension response has not been received prior to that date, the application will expire and be canceled for inactivity. No additional notification regarding this deadline or expiration of the application will be provided.

Sincerely,

Grace Manahan

Grace Manahan, Code Compliance Planner
City of Mercer Island Community Planning and Development
grace.manahan@mercerisland.gov
(206) 275-7764

Responding and Resubmitting: Click for More Detailed Instructions

1. Reply to all review comments within the review letter.
2. Update your drawings, and any necessary supplemental documents or forms.
3. Upload updated drawings to the Mercer Island Permit Submittal Portal.

Having Trouble? Please Review the Following:

Accessing, Reviewing, and Responding to MIePlan Comments

Troubleshooting MIePlan

MIePlan Overview

Thank you for your participation in the MIePlan review process.