



January 27, 2025

Attn: Mei Yang
1015 3rd Ave N
Seattle, WA 98109
Via: Email

RE: **CAO24-013** Review Letter 2; 3804 E Mercer Way, Mercer Island, WA 98040

Dear Mei Yang,

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. The Geotechnical Engineering Investigation and Critical Area Study provides an analysis on the geologic hazards in Section 5. Section 5.3 includes a piece on Seismic Hazard Areas and references Section 8.8 for further discussion. I am unable to locate a Section 8.8 for a seismic hazard discussion. Please either revise the reference to point to a discussion, or have the geotechnical engineer provide a clear statement demonstrating that the subject property is not within a seismic hazard area as defined in MICC 19.16.010.
 - a. If the subject property is located within a seismic hazard area, even if the risk is low, please provide an analysis demonstrating compliance with the standards in [MICC 19.07.160](#)(D).
2. The Geotechnical Plan Review and Minimum Risk Letter includes the statement, "In general, we concluded that the site does not contain Landslide Hazard Areas, Erosion Hazard and Seismic Hazard is low as defined by the Mercer Island Municipal Code (MICC)", but then goes on to provide a minimum risk statement that says, "Based on our site-specific subsurface evaluation the proposed development is not within a landslide hazard area or seismic hazard area meeting the requirements stated in Mercer Island City Code 19.07.160.B.3.a".
 - a. Please confirm whether the seismic hazard risk is low, or does not exist.

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 28, 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,



Molly McGuire, Senior Planner
City of Mercer Island Community Planning and Development
molly.mcguire@mercerisland.gov
(206) 275-7712

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 MlePlan Comments](#)

[Troubleshooting MlePlan](#)

[MlePlan Overview](#)

Thank you for your participation in the MlePlan review process.