



September 4, 2024

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

RE: **CAO24-013** Review Letter 1; 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. Please provide a Geotechnical Engineering Report that includes the following items for compliance with [MICC 19.07.110](#) and [MICC 19.07.160](#):
 - a. An assessment of the probably effects to critical areas and associated buffers, including impacts caused by the development proposal and associated alterations to the subject property and impacts to other properties and any critical areas or buffers located on them resulting from the development of the site and the proposed development.
 - b. A description of mitigation sequencing implementation described in section 19.07.100 including steps taken to avoid and minimize critical areas impacts to the greatest extent feasible.
 - c. Findings that the alteration of the landslide and seismic hazard areas and associated buffers will not adversely impact other critical areas, the subject property, or adjacent properties, and that the project will mitigate impacts to the geologically hazardous areas consistent with best available science to the maximum extent reasonably possible such that the site is determined to be safe.
 - d. A statement of risk matching one of the statements in MICC 19.07.160(B)(3)(a) – (d).
 - e. A discussion of the landslide hazard area and the associated buffers required by MICC 19.07.160(C)(2).

Geotech report
and minimal risk
letter provided

- f. An evaluation for seismic engineering and design, a determination of the magnitude of seismic settling that could occur during a seismic event, and a demonstration that the risk associated with the proposed alteration is within acceptable limits or that appropriate construction methods are provided to mitigate the risk of seismic settlement such that there will be no significant impact to life, health, safety, and property.
- g. A finding that the proposed development will not create a net increase in geological instability on or off site.

Landscape
plan provided

2. Please provide a landscaping plan for all disturbed areas outside of building footprints and installation of hardscape that will be completed prior to final building permit inspection.

Disclosure and
notice on title
Recorded doc
provided

3. The Disclosure and Notice on Title must be recorded with the King County Recorder's Office. Please provide a copy of the document containing the Recorder's Number and stamp.

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 November 3, 2024. 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.

Also attached updated plans and arborist report for reference since the landscape design changes the original site design