



8/06/2024

NW Lifestyle Homes  
Attn: Matthew Mawer  
11747 NE 1<sup>st</sup> ST, #230  
Bellevue, WA 98005  
Via: Email

RE: **CAO24-016** Review Letter 2; 3777 79<sup>th</sup> Ave SE, Mercer Island, WA 98040

Dear Matthew Mawer,

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.

The mitigation sequencing is part of the critical area study and needs to be included in the Geotech report or in a memo prepared by a qualified professional.

Current mitigation sequencing provided is on the plan set sheet A.01 and does not address each measure listed in MICC 19.07.100.

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 7, 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,

*Grace Manahan*

Grace Manahan, Code Compliance Planner

City of Mercer Island Community Planning and Development  
[grace.manahan@mercerisland.gov](mailto:grace.manahan@mercerisland.gov)  
(206) 275-7764

**Responding and Resubmitting: [Click for More Detailed Instructions](#)**

1. Reply to all plan review comments within the correction drawing file.
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.**