



9/6/2024

Pelletier and Schaar
Attn: David Pelletier
26911 98th DR NW STE. B
Stanwood, WA 98292
Via: Email

RE: **CAO24-024** Review Letter 1; 8032 SE 57th PL, Mercer Island, WA 98040

Dear David Pelletier,

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 (CAR2) application. The following issues need to be addressed in your resubmission:

Planning:

1. Submit an updated plan set to match the one submitted for building permit application 2406-030.
2. A landscaping plan is required that includes the landscaping of all disturbed areas outside of the building footprints and installation on hardscape, prior to final inspection per MICC 19.07.160(B)(2)(d)
3. Please have the Disclosure and Notice on Title recorded with the King County Recorder's Office and submit a copy.
4. Provide a completed Concurrent Review Form.
<https://www.mercerisland.gov/sites/default/files/fileattachments/planning/page/1781/concurrentreview.pdf>
5. Have your Geotech update their report or provide a memo addressing mitigation sequencing. See MICC 19.07.100- Mitigation sequencing, address each measure listed specifically.

Peer Review Geo:

1. Please have the geotechnical engineer of record review the final building plan set and provide a letter indicating whether the proposed development conforms with their design recommendations. Please also include an updated statement of risk in accordance with MICC 19.07.160.B.3.

The City's processing of the CAR2 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 5, 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
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(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.