



**May 31, 2024**

LNL Builds, LLC  
Attn: Vann Lanz  
8020 SE 57th St  
Mercer Island, WA 98040  
Via: Email

RE: **CAO24-011** Review Letter 1; 8020 SE 57th St, Mercer Island, WA 98040

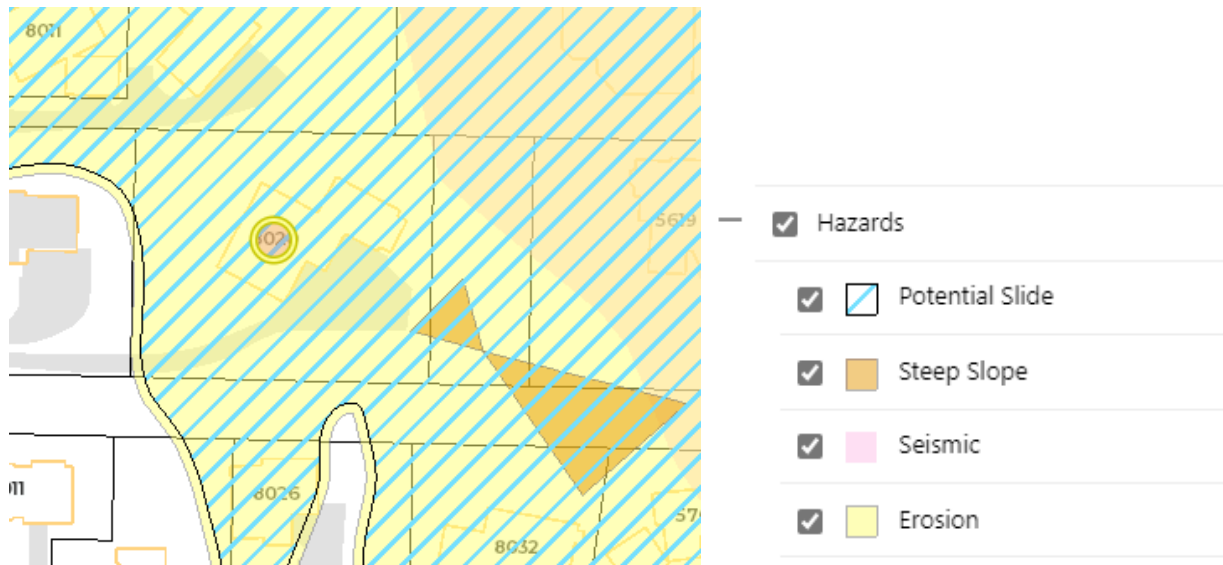
Dear Vann Lanz,

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 submit the required Notice and Disclosure on Title for disclosing the presence of critical areas on the development proposal site per [MICC 19.07.070](#). Submit a draft to [molly.mcguire@mercerisland.gov](mailto:molly.mcguire@mercerisland.gov) for review prior to notarizing and recording.
2. The Geotechnical Engineering Report prepared by Altmann Oliver Associates, LLC must specifically address the Mitigation Sequencing in [MICC 19.07.100](#). Please have the geotechnical engineer provide an addendum to the report to address Mitigation Sequencing.
3. [MICC 19.07.110](#)(B)(11) requires a post-design memorandum prepared by a qualified professional confirming that the proposed improvements comply with the design recommendations. Please have the geotechnical engineer provide an addendum to the report to address the post-design memorandum.
4. Submit a landscaping plan showing the landscaping of all disturbed areas outside of building footprints and installation of hardscape to satisfy [MICC 19.07.160](#)(B)(2)(d).
5. The submitted Geotechnical Engineering report does not discuss the required buffers for the mapped steep slope at the southeast corner of the property (see image below). [MICC 19.07.160](#)(C)(2)(a) requires a buffer equal to the height of the steep slope applied to the top and toe of slope, or, (b) if this could be considered a shallow landslide hazard area, a minimum 25-foot buffer applied in all directions. Please have the geotechnical engineer address this steep slope area, as a buffer

might be required that may encroach onto the subject property. If a buffer is required, please update the plan set to show this.



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 July 30, 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*

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

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

1. Reply to all plan 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.**