



April 15, 2025

Sturman Architects, Inc.
Attn: Kati Eitzman
9 103rd Ave NE Ste. 203
Bellevue, WA 98004
Via: Email

RE: **CAO24-033 & SEP24-019** Review Letter 1; 4006 E Mercer Way, Mercer Island, WA 98040

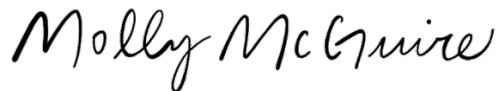
Dear Kati Eitzman,

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 and SEPA Review applications. The following issues need to be addressed in your resubmission:

1. The Critical Areas Notice and Disclosure on Title should also include the geologically hazardous areas. Please see the attached hazard report.
2. The Geotechnical Report should address mitigation sequencing as required in MICC 19.07.100. Please have the geotechnical professional provide an addendum to the report which includes the clear application of mitigation sequencing to the proposed development in relation to the geologically hazardous areas.
3. MICC 19.07.160(B)(2)(d) requires the landscaping of all disturbed areas outside of building footprints and installation of hardscape. Please provide a landscaping plan to demonstrate compliance with this section. Completion of the landscaping will be required prior to final inspection of the associated construction permits. The landscape plan should also include implementation of permanent erosion control measures, as outlined on page 5 of the Updated Geotechnical Report from PanGEO.
4. MICC 19.07.160(C)(2) requires buffers from shallow and deep-seated landslide hazard areas. Please have the geotechnical professional determine whether the potential slide hazard area designated in the attached hazard report is a shallow or deep-seated hazard area. These are defined in MICC 19.16.010 under "Landslide hazard area, deep-seated" and "Landslide hazard area, shallow".
5. MICC 19.07.190(B)(2) states that wetland delineations are valid for five years. The wetland delineations were performed on January 1, 2020, which is more than five years from the date of complete application (February 28, 2025). Please provide a memorandum from Facet confirming that the wetland delineation is still accurate based on their findings.

The City's processing of the Critical Area Review 2 and SEPA Review applications have 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 June 14, 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.