



2/26/2025

Attn: Donna J Brown
10751 4th Ave NW
Seattle, WA
Via: Email

RE: **CAO24-034** Review Letter 1; 8109 SE 71st Street, Mercer Island, WA 98040

Dear Donna,

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 (CAR 2) application. The following issues need to be addressed in your resubmission:

Planning:

1. See review comments on 2401-172 and submit updated plan set
2. Have your Geotech prepare a memo addressing the mitigation sequencing outlined in MICC 19.07.100. Mitigation sequencing is a required per MICC 19.077.110(B)(8).
3. Prepare a landscaping plan of all disturbed areas outside of building footprints and installation of hardscape (per MICC 19.07.160(B)(2)(d)).

The City's processing of the CAR 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 April 27, 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,

Grace Manahan

Grace Manahan, Code Compliance Planner
City of Mercer Island Community Planning and Development

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.