



5/30/2025

Attn: Russell Palanchuk  
6947 Coal Creek PKW SW  
Newcastle, WA  
Via: Email

RE: **CAO25-007** Review Letter 1; 9734 SE 40<sup>th</sup> ST, Mercer Island, WA 98040

Dear Russell Palachuk,

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:

Geotech Peer Review:

1. The proposed surface water infiltration systems are not permitted in this area. (Reference: LID infiltration feasibility map) Please have geotechnical and civil engineers of record review proposed system and provide alternate stormwater runoff control measures.
2. Please have the geotechnical engineer of record review the plan set to verify that the proposed development conforms with their design and construction recommendations. Please also include a statement of risk in accordance with MICC 19.07.160.B.3 in a PE stamped letter. This review and statement of risk letter can be provided once all geotechnical-related changes to the planset are made.

Planning:

1. Provide a Disclosure and Notice on Title recorded with the King County Recorder's Office and submit a copy.
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. 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.

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 July 29, 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  
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(206) 275-7764

**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.**