COMMUNITY PLANNING & DEVELOPMENT
206.275.7605
www.mercerisland.gov/cpd

12/16/2025

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

RE: **CAO25-007** Review Letter 6; 9734 SE 40th 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:

Planning:

1. Please wait for the most recent resubmittal of building permit 2502-039 to be reviewed. If comments are received, please submit updated plan set to CAO25-007 once revisions are made.
2. (Repeat from SUB2) Provide a Disclosure and Notice on Title recorded with the King County Recorder's Office and submit a copy.
3. (Repeat from SUB2) 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 March 16, 2026. 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 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 MIePlan Comments

Troubleshooting MIePlan

MIePlan Overview

Thank you for your participation in the MIePlan review process.