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

5/30/2025

Attn: Baylee Clifford
11627 Airport Rd. Suite A
Everett, WA
Via: Email

RE: **CAO25-008** Review Letter 1; 3424 76th Ave PL SE, Mercer Island, WA 98040

Dear Baylee Clifford,

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. It is the opinion of the peer reviewer that the requirements of MICC 19.07.160.B.2.(b) and (c) have not been met by the proposed development with supporting geotechnical engineering analyses and design. As such the reviewer disagrees with the statements of risk (Criterion A and D of the outdated code section) provided on page 11 of the geotechnical report.
2. Please see other review comments on building permit 2502-011.

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
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.