



9/19/2025

MacPherson Construction & Design, LLC  
Attn: Dan Buschser  
22605 SE 56th St. Suite 140  
Issaquah, WA  
Via: Email

RE: **CAO25-011** Review Letter 3; 5320 Butterworth Rd, Mercer Island, WA 98040

Dear Dan Buchser,

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 application. The following issues need to be addressed in your resubmission:

Planning:

1. No plan set was submitted alongside the most recent resubmittal. Since revisions were made to the plan set due to comments on the building permit, please upload the most up to date plan set to this permit (CAO25-011).

Peer Review Geo:

1. The approval of CAO25-011 is contingent on the building permit (2504-064) approval.
2. Upon final approval of the building permit, please have the geotechnical engineer of record review the plan set and provide a letter verifying whether the proposed development is in general conformance with their design and construction recommendations. Please also include an updated statement of risk in accordance with MICC 19.07.160.B.3.
3. Please coordinate with the structural engineer to determine the potential structural impacts of the estimated lateral deformations or flow failures at the site. Identify mitigation measures and structural revisions as needed.
4. Please state potential post-liquefaction settlement and lateral deformations in the design loading criteria section of the General Structural Notes plan sheet.
5. Structural engineer to provide a statement on the General Structural Notes plan sheet indicating the design approach used to accommodate the estimated post-liquefaction deformations and whether the proposed structural design can withstand these deformations without building collapse.
6. Structural engineer to reference Geotechnical document in the Geotechnical section of the General Structural Notes plan sheet that presents the geotechnical engineer's recommendations regarding post-liquefaction settlement and lateral deformations.

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 November 18, 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](mailto: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 MlePlan Comments](#)

[Troubleshooting MlePlan](#)

[MlePlan Overview](#)

**Thank you for your participation in the MlePlan review process.**