



CITY USE ONLY		
PROJECT NO.	RECEIPT NO.	FEE
Date Received:		
Received By:		

**CRITICAL AREA REVIEW 2**

The purpose of Critical Area Review 2 is to review critical area studies and mitigation plans in support of proposed buffer averaging and reduction of wetland or watercourse buffers. Critical Area Review 2 is also used to review alterations to geologically hazardous areas. Any work within geologically hazardous areas, wetlands, watercourses, and/or their associated buffers, requires a Critical Area Review 2 unless the activity meets the criteria in [MICC 19.07.130](#), Modifications, or [MICC 19.07.120](#), Exemptions.

Critical Area Review 2 applications are often reviewed by third-party peer reviewers, per [MICC 19.07.050](#).

**REVIEW PROCESS – TYPE III LAND USE REVIEW**

Type III reviews require the exercise of discretion about nontechnical issues. Type III reviews require a pre-application meeting, letter of complete application, notice of application mailing and posting, a 30-day public comment period, notice of decision, and the decision is made by the Code Official. Type III reviews do not require a public hearing.

**PRE-APPLICATION MEETING**

A Pre-Application Meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application meeting – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

For more information on the Pre-Application Meeting process, please refer to the [Pre-Application Meeting Request Form](#).

**FEES**

Fees applicable to this project:

Critical Area Review Type 2

Refer to the City of Mercer Island [Fee Schedule](#) for current permit fees.

**PROPERTY INFORMATION**

Property Address:	5419 96TH AVE SE, MERCER ISLAND, WA 98040
Parcel Number(s):	1438700110
Gross Lot Area(s):	16,678
Net Lot Area(s):	16,678
Zone:	R-15
Shoreline Environment Designation (if located within 200 feet of Lake Washington):	<input type="checkbox"/> Urban Residential <input type="checkbox"/> Urban Park

## CRITICAL AREAS ON PROPERTY

### GEOLOGICALLY HAZARDOUS AREAS

- Potential Landslide Hazard
- Erosion Hazard
- Seismic Hazard
- Steep Slope
- None

### WATERCOURSES

- Type F
- Type Np
- Type Ns
- Piped
- Unknown

### WETLANDS

- Category I
- Category II
- Category III
- Category IV
- Unknown

## SUBMITTAL CHECKLIST

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal shall demonstrate that the proposed development complies with the applicable regulations and decision criteria.

- 1. Development Application Form.** Provide a completed and signed [Development Application Form](#).
- 2. Pre-Application Meeting.** [Pre-Application Meetings](#) are required for Type III & IV Land Use Permit Applications.
- 3. Project Narrative.** The project narrative should describe the proposed development, including any anticipated phases.
- 4. Criteria Compliance Narrative.** Detail how the application meets the review criteria for Critical Area Review 2 in [MICC 19.07.090](#), [MICC 19.07.160](#), [MICC 19.07.170](#), [MICC 19.07.180](#) and/or [MICC 19.07.190](#). Refer to the [Code Compliance Matrix](#) Tip Sheet for preparing the narrative.
- 5. Title Report.** Less than 30 days old.
- 6. Affidavit of Ownership.** An Affidavit of Ownership, signed before a notary.
- 7. Affidavit of Agent Authority.** An Affidavit of Agent Authority, signed before a notary, if applicable.
- 8. Development Plan Set.** Refer to the [Land Use Application Plan Set Guide](#) for preparing plans.
- 9. Concurrent Review Form.** Provide a completed [Concurrent Review Form](#) if the applicant wishes to request consolidated review for two or more land use applications. Refer to [MICC 19.15.030\(F\)](#) for land use application reviews that may be consolidated.
- 10. Critical Area Study.** A Critical Area Study prepared by a qualified professional meeting the requirements in [MICC 19.07.110](#) and the guidelines in the Land Use Application Plan Set Guide.
- 11. Disclosure and Notice on Title.** A Disclosure and Notice on Title recorded with the King County Recorder's Office consistent with [MICC 19.07.070](#) disclosing the presence of critical areas on the development proposal site and any mapped or identifiable critical areas within the distance equal to the largest potential required buffer applicable to the development proposal on the development proposal site.
- 12. Fees.** Payment of required fees.

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND SUBMITTAL CHECKLIST AND ALL REQUIRED APPLICATION MATERIALS ARE INCLUDED IN MY APPLICATION SUBMITTAL, UNLESS WAIVED BY THE CODE OFFICIAL. ALL INFORMATION SUBMITTED IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I ACKNOWLEDGE THAT WILLFUL MISREPRESENTATION OF INFORMATION WILL TERMINATE THIS APPLICATION. I UNDERSTAND THAT MY SUBMITTAL WILL BE REVIEWED FOR COMPLETENESS AND, IF FOUND TO BE COMPLETE, WILL BE PROCESSED PURSUANT TO THE PROVISIONS OF CHAPTER 19.15 MICC.

Signature  Date **23 DECEMBER 2025**