



**February 23, 2026**

Irwin Land Use Consulting, LLC  
Attn: Jay Irwin  
P.O. Box 1715  
Bellingham, WA 98227  
Via: Email

RE: **SHL26-002** Review Letter 1; 8700 N Mercer Way, Mercer Island, WA 98040

Dear Jay Irwin,

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

1. Please add a note to the plan set that “any paint, stain, or preservative applied to components of the overwater structure must be leach resistant, completely dried or cured prior to installation. Materials shall not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds” to comply with MICC 19.13.050(F)(2)(vi).
2. Please indicate percent of light transmittance in the proposed grated decking.
3. Please clarify whether any piles will be replaced.

The City's processing of the Shoreline Exemption 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 April 24, 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,

Molly McGuire, Senior Planner

City of Mercer Island Community Planning and Development  
[molly.mcguire@mercerisland.gov](mailto:molly.mcguire@mercerisland.gov)  
(206) 275-7712

**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.**