



DEVELOPMENT SERVICES GROUP

9611 SE 36TH ST., MERCER ISLAND, WA 98040

P: (206) 275-7605 F: (206) 275-7725

www.mercergov.org

July 12, 2017

Four Seasons Homes, LLC
Attn: Paul Maksimchuk
32814 38th Ave S
Federal Way, WA 98001

RE: Notice of In-Completeness for File No. CAO17-007
4634 East Mercer Way, Mercer Island, WA 98040; King County Tax Parcel # 7558700008

Dear Mr. Maksimchuk:

The City of Mercer Island received the above referenced application for critical areas determination on a site located at 4634 East Mercer Way (King County parcel # 7558700008) on June 14, 2017. The City has assigned file number CAO17-007 to the critical areas determination application. Following review of the application, City staff has determined that the application is incomplete and requires the following information prior to issuing a letter of completeness:

1. The application sheet indicates "Applicant requests critical areas determination for alteration of steep slope and steep slope buffer." However, the site plan reflects a watercourse and two possible watercourse buffer configurations; a modification of the watercourse buffer also requires a critical areas determination. No other application material describing the scope of the critical areas determination is provided. *Please clarify the scope of the requested critical areas determination.*
2. It appears that the critical areas determination or subsequent construction may result in alteration of a watercourse buffer area. If the watercourse or buffer area will be altered, it appears that work may occur on lands covered by water, requiring SEPA review. *Please clarify if any construction work will occur within the watercourse buffer area, or if the buffer width will be altered in any way. Please provide a SEPA checklist if work is proposed on lands covered by water.*
3. The site plans do not reflect the location of steep slope hazard areas subject to the proposed alteration. *Please revise the site plans to identify the location of all areas that meet the definition of steep slope.*

Pursuant to Mercer Island City Code 19.15.020(C)(4), if the applicant fails to provide the required information within 90 days from the date of any request for information, the application shall lapse, and become null and void.

Questions particular to a specific discipline may be directed to me by phone at 206-275-7732 or via e-mail at evan.maxim@mercergov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Evan Maxim". The signature is fluid and cursive, with a long horizontal stroke at the end.

Evan Maxim, Planning Manager
City of Mercer Island Development Services Group