



February 15, 2024

Sturman Architects  
Attn: Kati Eitzman  
9 103rd Ave NE, Ste 203  
Bellevue, WA 98004  
Via: Email

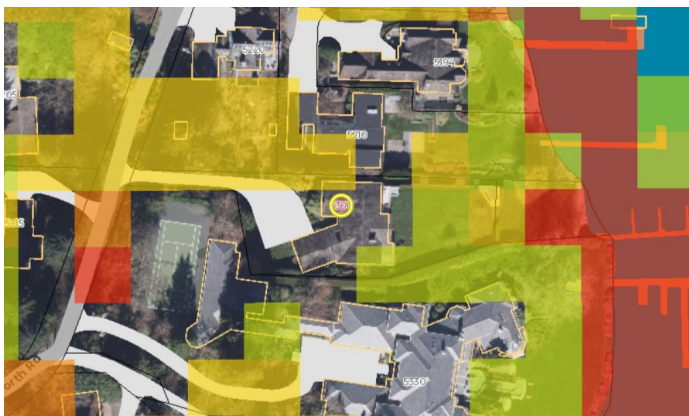
RE: **CAO23-030** Review Letter 1; 5300 Butterworth Rd, Mercer Island, WA 98040

Dear Kati Eitzman,

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. All Geotechnical Peer Review comments by Michele Lorilla under the associated building permit (2312-032) must be addressed under this Critical Area Review 2 application.
2. The properties to the east and west contain areas that are mapped as a high probability for a wetland (see image below). Provide documentation prepared by a qualified professional for the verification of the presence or absence of a wetland in these areas. (Red = High Probability, Orange = Moderate-High, Yellow = Moderate, Yellow/Green = Low-Moderate, Green = Low)



3. Provide a Critical Areas Notice on Title consistent with MICC 19.07.070. Submit a draft to [molly.mcguire@mercerisland.gov](mailto:molly.mcguire@mercerisland.gov) prior to signing, notarizing, and recording.

4. The Critical Area Study should include Mitigation Sequencing consistent with MICC 19.07.100 for the alteration to the geologically hazardous areas. Provide an updated geotechnical report that specifically contains mitigation sequencing for the proposed development.
5. The statement of risk provided by Geotech Consultants, Inc on Page 5 of the Geotechnical Engineering Study and Critical Areas Study does not exactly match one of the statements of risk found in MICC 19.07.106(B)(3). Provide an updated geotechnical report that makes a statement of risk matching one of these statements.
6. Provide a landscaping plan that includes the landscaping of all disturbed areas outside of building footprints and installation of hardscape that will be completed prior to final inspection per MICC 19.07.160(B)(2)(d).

The City's processing of the Critical Area Review 2 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 15, 2024. 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, 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 this 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.**