



September 26, 2023

Ecco Design Inc.
Attn: Troy Hussing
Via: Email

RE: **SHL23-025 & SEP23-010** SUB2 Review Letter; 4452 Ferncroft Rd, Mercer Island, WA 98040

Dear Troy Hussing,

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 Substantial Development Permit and SEPA Threshold Determination applications. The following issues need to be addressed in your resubmission:

Planning:

1. All application materials must accurately reflect the scope of work. The project narrative submitted with the original materials describes portions of the project that will be permitted under separate permits by the adjacent property. Please revise all application materials to accurately reflect the proposed development.
2. No Action Necessary – The Shoreline Substantial Development Permit and associated building permit will contain the following Conditional of Approval:
 - a. Prior to final inspection of the development activities authorized in this permit, the portions of the existing dock that encroach over the lateral line from the adjacent property at 4456 Ferncroft Road must be removed in their entirety.

The City's processing of the Shoreline Substantial Development Permit and SEPA Threshold Determination applications have 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 25, 2023. If a complete response is not received or an extension response has 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
(206) 275-7712

Download the Correction Drawing File to Review and Respond to Comments:

<https://MlePlan.mercergov.org/adobe/eplan/~CurrentSharedReviews/SHL23-025-SUB2-PLANS-083023_review.pdf>.

1. To access the file, enter the following credentials into your web browser:

Username: eguest@mercergov.org

Password: @mercer123

2. To view comments, download the file to your hard drive and open in an Adobe Reader or Adobe Acrobat.
3. The first time you access this system, you will enter the same credentials two times. Once to open the plan in your web browser, and then again to open the plan in Adobe.

Please note, you can forward this link to your sub-consultants for their review, input, and replies.

Responding and Resubmitting: [Click for More Detailed Instructions](#)

1. Reply to all plan review comments within the correction drawing file.
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.

