

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



October 19, 2022

Greg Arms
8 Crescent Key
Bellevue, WA 98006

Sent via email: greg@milestonenw.com

RE: Incomplete resubmittal - Request for Information #2. Milestone Short Subdivision: File Nos. SUB21-006, CAO21-004, SEP21-022. Location: 7621 SE 22nd ST, Mercer Island, WA 98040; King County Tax Parcel # 531510-1846

Dear Mr. Arms:

The City of Mercer Island received the resubmittal for SUB21-006 on October 7, 2022 regarding the Request for Information #2. City staff has determined that the resubmittal is incomplete and additional information is necessary to ensure compliance with the Mercer Island City Code (MICC). Please note that further review of this application is on hold until the following information is provided by the applicant (application status is "WCI" Waiting Customer Information). Please provide the following items:

General:

1. When resubmitting, please submit a response letter to address each review comment. Please also state where the proposed changes can be found (i.e. sheet number, document name, etc.).
2. When resubmitting electronically to the SFTP website, please make it clear in the file name that the resubmittal is for all 3 associated land use applications and notify the Permitting Staff at epermittech@mercerisland.gov.

Land Use Planning:

Contact: Ryan Harriman, EMPA, AICP, Planning Manager, at ryan.harriman@mercerisland.gov or 206-275-7717.

1. Provide an updated critical area report that addresses the impacts to the critical area buffer from the improvements to the private access driveway serving lot 3 and the adjacent property. Follow the mitigation sequencing in MICC 19.07.100. Additionally, the critical area report needs to be modified to remove any discussions regarding setback reductions if the reduction is no longer applicable.
2. The plan set does not show the proposed improvements to the private access driveway serving lot 3 and the adjacent property. The proposed improvements and mitigation for impacts to critical areas must be illustrated on the plan set.

With your resubmittal, please provide a cover letter responding to each of the items above. Please reference page/sheet numbers noting where the requested information can be found. An incomplete resubmittal may delay your project.

The City's processing of the Short Plat, CAR2, and SEPA applications has been put on hold until these issues are resolved. Pursuant to MICC 19.15.110, all requested information must be submitted within 30 days or a request for extension requested. The deadline for a complete response or request for extension is Friday, November 18, 2022. 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.

Please do not hesitate to contact me at 206-275-7717 or via e-mail at ryan.harriman@mercerisland.gov if you have any questions.

Best regards,

Ryan Harriman

Ryan Harriman, EMPA, AICP
Planning Manager
City of Mercer Island
Community Planning and Development