
CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



WEEKLY BULLETIN

FREQUENTLY ASKED QUESTIONS

3. IF I OBJECT TO THE PROPOSED WORK, HOW CAN I COMMENT?

There are criteria in the MICC for which the application is reviewed. If the proposal meets the criteria required by City Code, the City must approve the permit. If the proposal does not meet the criteria, the applicant is notified and has the option to revise the proposed design. If you provide comments within the specified comment period, they will be forwarded to the appropriate reviewer, and you will become a party of record. Written comments can specifically address how the proposed work does not meet one or more of the criteria listed in the Applicable Development Regulations.

2. WHAT ARE THE CRITERIA FOR APPROVAL OF A PERMIT?

The criteria for review of a permit are found within the Mercer Island City Code and are listed in the Applicable Development Regulations section of the bulletin. Here is a link to the [City Code](#). Please feel free to call or email the staff contact listed on the front of the notice, and we will be happy to discuss the review process in more detail.

3. WILL THERE BE A PUBLIC HEARING ON THIS APPLICATION?

Public Hearings are only required for Discretionary Actions. For a list of Discretionary Actions, please refer to MICC 19.15.010(E). The public bulletin for each project will state under the Public Hearing section if a hearing is required.

4. WHO CAN I CONTACT TO GET MORE INFORMATION?

The contact information for the planner assigned to each specific project is listed on the bottom of the first page of each notice. You can call or email the planner assigned to the project using the provided contact information. You can also call the "Planner helpline" for zoning related questions at 206-275-7729. Additional resources available on-line include:

<http://www.mercergov.org/>: Staff directory, city regulations, and additional information about permits

<http://www.mybuildingpermit.com>: Follow the status of a specific permit by address or permit number

[Mercer Island Map Portal](#): A tool to search for site-specific information

5. I WANT TO ACCESS AND REVIEW SPECIFIC PROJECT DOCUMENTS.

Please click on the associated link under “Project Documents” on each Public Notice to access the folder with the project documents associated with the application. The project documents available through this link contain most, but may not contain all the publicly available information for each project. For example, when a project is updated with a different project design, older designs may be removed from the public folder to avoid confusion. Each folder will be updated when there is a project revision.

6. I WANT TO LEARN MORE ABOUT SEPA.

What is SEPA?

SEPA is an acronym for the State Environmental Policy Act and is a review that is intended to act as a “safety net” in protecting the environment. Following SEPA review, the City must issue a determination of Significance, Non Significance, or a Mitigated Determination of Non Significance. Applicants for a SEPA review must complete a SEPA [checklist](#), and may need to prepare additional mitigation to avoid a “probable significant impact” to the environment.

When is a project SEPA exempt?

The state Department of Ecology establishes categorical exemptions to SEPA review, which are generally described here: [WAC 197-11-800](#). For example, a shoreline dock may be SEPA exempt if the dock was legally established and normal maintenance and repair is proposed. However, SEPA is required if the dock will expand or if a new dock is being built.

Where can I find more information?

Please check out the Washington State Department of Ecology SEPA [website](#) and the SEPA [handbook](#). Another useful page is the SEPA form templates found [here](#).

7. I APPRECIATE RECEIVING THESE NOTICES. HOW DO I AUTOMATICALLY GET A COPY OF ALL PUBLIC NOTICE OF APPLICATIONS AND DECISIONS?

Simply send us an e-mail a request and we will email a link to any future notice of applications and decisions that are published in the city’s Weekly Permit Bulletin. Currently, the request can be sent to lauren.anderson@mercergov.org.

BUILDING PERMIT NOTICE OF APPLICATION

PUBLIC NOTICE OF APPLICATION



NOTICE IS HEREBY GIVEN that the City of Mercer Island has received the application described below:

File Nos.:	1711-215
Description of Request:	A request for a building permit for a proposed new single family residence. The proposed home is two levels with a gross floor area of about 3500 square feet plus an 880 square foot attached ADU.
Applicant / Owner:	Alan Talanoa
Location of Property:	7615 SE 40 th ST, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel number: 3623500134
SEPA Compliance:	The proposal is categorically exempt from SEPA review per WAC 197-11-800.
Project Documents:	Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/1711-215/
Written Comments:	Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.
Applicable Development Regulations:	Building permits are reviewed for compliance with: Title 15 – Water, Sewers, and Public Utilities Title 17 – Construction Codes Title 19 – Unified Land Development Code

A copy of these regulations may be found here:
<http://www.codepublishing.com/WA/MercerIsland/>

Other Associated Permits:	ADU17-013 A future stormwater, ROW use, tree, sewer, demolition, water meter, temporary power may be required at a later date.
Environmental Documents:	A copy of all studies and / or environment documents is available through the above project documents link.
Public Hearing:	Pursuant to MICC 19.15.010(E) and MICC 19.15.020(F)(1), a public hearing is not required for this proposal.
Application Process Information:	Date of Complete Application: December 21 st , 2017 Date of Notice of Application (Comment Period): January 8 th – February 8 th , 2018

The application is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36th Street, Mercer Island, Washington.

Project Contact:

Lauren Anderson, Assistant Planner
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7704
Lauren.Anderson@mercergov.org

**LAND USE PERMIT NOTICE OF APPLICATION
AND DECISION**



DEVELOPMENT SERVICES GROUP
 9611 SE 36TH ST., MERCER ISLAND, WA 98040
 (206) 275-7605

TO: DSG Staff
FROM: Scott Greenberg, Development Services Group Director
DATE: January 8, 2018
RE: Repeal of Administrative Interpretations

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With the recent adoption of new residential development standards, I have reviewed all current administrative code interpretations for their continued applicability. The following chart lists each interpretation to be repealed and a brief explanation for the repeal.

Number	Interpretation Subject	Reason for Repeal
00-03	Removal of Existing Non-Conforming Accessory Structures	Does not apply to current code sections
00-04	No. of Stories & Height of Structures in Town Center	Does not apply to new height provisions established by Ord. No. 16C-06
01-08	Admin. Design Review of Minor Sign Modifications	Subject is currently addressed in MICC 19.15.040(F)(3)(a)
02-10	Nonconforming Structures	Subject is currently addressed in MICC 19.01.050(D)
03-02	Town Center - Outdoor Retail Uses Not Permitted	Outdoor retail allowed by Ord. No. 16C-06
04-03	Subdivision Building Pad and Lot Dimension Requirements	Both lot width and depth are currently defined in chapter 19.16 MICC
05-01	Roof Height in Residential - Downhill Side Measurement	Issue was addressed by Ord. No. 17C-15
05-02	Loss of Legally Nonconforming Status for Docks	Issue was addressed by Ord. Nos. 13C-12 and 15C-02
06-01	WCF's Allowed in B Zone Following Standards for PBZ Zone	Issue was addressed by Ord. No. 08C-01
06-04	Appurtenances Allowed in MF Zones	Issue was addressed by Ord. No. 08C-01
06-05	Building Setbacks for Irregularly Shaped Lots	Issue was addressed by Ord. No. 08C-01
06-07	Authority to Grant Final Short Plat Approval	Issue was addressed by Ord. No. 08C-01
06-08	Impervious Surface Calculations Margin of Error	No longer using impervious surface as a metric per Ord. No. 17C-15
06-12	Impervious Surface Deviation Criteria for Approval	No longer allowing impervious surface deviations per Ord. No. 17C-15
07-03	Determining Whether a Lot Complies with Lot Area	Issue was addressed by Ord. No. 17C-15
07-04	Buffer Requirements for Piped Watercourses	Issue was addressed by Ord. No. 08C-01
07-05	Impervious surface calculations for Single Family lots	No longer using impervious surface as a metric per Ord. No. 17C-15
08-03	Roof Eave Overhangs Over Existing Impervious Surfaces	Issue was addressed by Ord. No. 17C-15
12-01	Storm Detention Thresholds	Code was updated by Ord. No. 17C-09

Number	Interpretation Subject	Reason for Repeal
12-03	Calculation of Lot Coverage on a lot with a vehicular access easement	No longer using impervious surface as a metric per Ord. No. 17C-15
13-01	GFA exemptions for areas other than basements	Issue was addressed by Ord. No. 17C-15
14-01	Review of Shoreline Conditional Use Permits	Not applicable due to changes with Ord. Nos. 13C-12 and 15C-02
14-02	Impervious Surface Deviation Review Criteria	No longer allowing impervious surface deviations per Ord. No. 17C-15

PUBLIC NOTICE OF APPLICATION



NOTICE IS HEREBY GIVEN that the City of Mercer Island has received the application described below:

File Nos.:	ADU17-013
Description of Request:	A request for an Accessory Dwelling Unit (ADU) Permit Application. The applicant has proposed to construct a new single-family residence with an ADU in the basement. The ADU is proposed to be ~ 880 square feet.
Applicant / Owner:	Pavel Melnik (Urban Design Group) / Alan and Anna Liza Talanoa
Location of Property:	7615 SE 40 th ST, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel number: 362350-0134
SEPA Compliance:	The proposal is categorically exempt from SEPA review per WAC 197-11-800 (6).
Project Documents:	Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/ADU17-013/
Written Comments:	<p>Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made.</p> <p>Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.</p>
Public Hearing and Public Meeting:	Pursuant to MICC 19.15.010(E) and MICC 19.15.020(F)(1), a public hearing is not required for this proposal.
Applicable Development Regulations:	Applications for an Accessory Dwelling Unit Permit Application are required to be processed as an Administrative Action pursuant to Mercer Island City Code (MICC) 19.15.010(E). Processing requirements for an Administrative

Action are further detailed in MICC 19.15.020. The ADU code regulations are in MICC 19.02 (19.02.030).

Other Associated Permits:

Building Permit # 1711-215

Environmental Documents:

A copy of all studies and / or environmental documents is available through the above project documents link.

Application Process Information:

Date of Application: December 21, 2017

Determined to Be Complete: January 2, 2018

Bulletin Notice: January 8, 2018

Date Mailed: January 8, 2018

Date Posted on Site: January 8, 2018

Comment Period Ends: 5:00PM on February 7, 2018

The project is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36th Street, Mercer Island, Washington.

Project Contact:

Lauren Anderson, Assistant Planner

Development Services Group

City of Mercer Island

9611 SE 36th Street

Mercer Island, WA 98040

(206) 275-7704

Lauren.Anderson@mercergov.org



DETERMINATION OF NON-SIGNIFICANCE (DNS)

Application Nos.: **SEP17-023**

Description of proposal: **Review under the State Environmental Policy Act (SEPA) for the installation of a raw water intake in Lake Washington for the development of water rights for landscape irrigation at Clarke Beach Park. The irrigation intake will be attached to the underside of an existing public pier.**

Proponent/Owner: **Paul West (City of Mercer Island)**

Location of proposal: **7700 East Mercer Way, Mercer Island WA 98040;
Identified by King County Assessor tax parcel number 302405-9161**

Lead agency: **City of Mercer Island**

Project Documents: **Please follow this file path to access the associated documents for this project: <https://mieplan.mercergov.org/public/SEP17-023>**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist. This information is available to the public on request.

_____ There is no comment period for this DNS.

✓
_____ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

_____ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by _____.

Responsible Official: Andrew Leon, Planner
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
Phone: (206) 275-7704
Email: andrew.leon@mercergov.org

Date: **January 8, 2018** Signature:

APPEAL INFORMATION

This decision to issue a Determination of Non-significance (DNS) rather than to require an EIS may be appealed pursuant to Section 19.07 of the Mercer Island Unified Land Development Code, Environmental procedures.



Any party of record may appeal this determination to the City Clerk at 9611 SE 36th Street Mercer Island, WA 98040 no later than **5:00 PM on Monday January 22, 2018** by filing a timely and complete appeal application and paying the appeal fee. You should be prepared to make specific factual objections. Contact the City Clerk to read or ask about the procedures for SEPA appeals. To reverse, modify or remand this decision, the appeal hearing body must find that there has been substantial error, the proceedings were materially affected by irregularities in procedure, the decision was unsupported by material and substantial evidence in view of the entire record, or the decision is in conflict with the city's applicable decision criteria.

There is no agency appeal.



DETERMINATION OF NON-SIGNIFICANCE (DNS)

Application Nos.: **SEP17-024 (SHL17-022)**

Description of proposal: **Review under the State Environmental Policy Act (SEPA) for repairs to and expansion of an existing moorage facility. The wood decking of the pier will be removed and replaced with grated decking. The width of the inshore 30 feet of the pier will be reduced to 4 feet. A dual jet ski lift, a covered boat lift, and two moorage piles are proposed to be added and one existing moorage pile and the roof over an existing platform lift are proposed to be removed.**

Proponent: **Ted Burns (Seaborn Pile Driving)**

Owner: **Jones Kane Family LLC**

Location of proposal: **1615 Roanoke Way, Mercer Island WA 98040;
Identified by King County Assessor tax parcel number 735570-0060**

Lead agency: **City of Mercer Island**

Project Documents: **Please follow this file path to access the associated documents for this project: <https://mieplan.mercergov.org/public/SHL17-022> and [SEP17-024](https://mieplan.mercergov.org/public/SEP17-024)**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist. This information is available to the public on request.

_____ There is no comment period for this DNS.

✓
_____ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

_____ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by _____.

Responsible Official: **Andrew Leon, Planner
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
Phone: (206) 275-7720
Email: andrew.leon@mercergov.org**

Date: **January 8, 2018** Signature:

APPEAL INFORMATION

This decision to issue a Determination of Non-significance (DNS) rather than to require an EIS may be appealed pursuant to Section 19.07 of the Mercer Island Unified Land Development Code, Environmental procedures.



_____ Any party of record may appeal this determination to the City Clerk at 9611 SE 36th Street Mercer Island, WA 98040 no later than **5:00 PM on Monday January 22, 2018** by filing a timely and complete appeal application and paying the appeal fee. You should be prepared to make specific factual objections. Contact the City Clerk to read or ask about the procedures for SEPA appeals. To reverse, modify or remand this decision, the appeal hearing body must find that there has been substantial error, the proceedings were materially affected by irregularities in procedure, the decision was unsupported by material and substantial evidence in view of the entire record, or the decision is in conflict with the city's applicable decision criteria.

_____ There is no agency appeal.

REVISED PUBLIC NOTICE OF DECISION



NOTICE IS HEREBY GIVEN that approval has been granted for the application described below:

- File No.:** SHL17-017
- Description:** The applicant has requested a Shoreline Exemption Permit for maintenance of existing shoreline stabilization structures. Existing concrete, timber, and stone shoreline stabilization structures will be moved to previous locations and stabilized with concrete footings and crushed rock backfill.
- The Public Notice of Decision for this project, issued on December 18, 2017, contained an incorrect project description. This Public Notice of Decision has been revised to correct the project description.*
- Applicant / Owner:** Celine LaVigne (Applicant) / Lisa Tall and Bent Kjos (Owner)
- Location of Property:** 6308 SE 22nd St, Mercer Island, WA, 98040;
Identified by King County Assessor tax parcel number 544230-0900
- SEPA Determination:** The SEPA review for this project was processed under file number SEP17-022. A Determination of Non-significance was issued on December 4, 2017.
- Applicable Development Regulations:** Pursuant to MICC 19.15.010(E), an application for a shoreline exemption permit is required to be processed as a Ministerial Action. Processing requirements for Ministerial Actions are further detailed in MICC 19.15.020. The project will be reviewed for consistency with the following sections of the Mercer Island City Code: MICC 19.07 – Environment, MICC 19.15 - Administration, and MICC 19.16 - Definitions.
- Project Documents:** Please follow this file path to access the associated documents for this project:
<https://mieplan.mercergov.org/public/SHL17-017 and SEP17-022/>
- Other Associated Permits:** SEP17-022. A future building permit is anticipated.
- Decision:** Approved subject to conditions.
- Appeal Rights:** *DISCLAIMER: This information is provided as a courtesy. It is the ultimate responsibility of the appellant to comply with all legal requirements for the filing of an appeal.*

Parties of record have the right to appeal certain permit and land use decisions. In some cases, other affected parties also have appeal rights. Depending on the type of decision, the appeal may be heard by a City Hearing Examiner, Commission, Board, or City Council, or outside the City to the State Shoreline Hearings Board, the State Growth Management Hearings Board, or King County Superior Court. For a comprehensive list of actions and the applicable entity who will hear the appeal, see MICC 19.15.010(E).

If you desire to file an appeal of a decision that is appealable to the City, you must submit the appropriate form and file it with the City Clerk **within the time stated in the Revised Notice of Decision**. Forms are available from the Development Services Group. Upon receipt of a timely complete [appeal application](#) and [appeal fee](#), an appeal hearing will be scheduled. To reverse, modify or remand a decision, the appeal hearing body must find that there has been substantial error; the proceedings were materially affected by irregularities in procedure; the decision was unsupported by material and substantial evidence in view of the entire record; or the decision is in conflict with the City's applicable decision criteria.

**Property Tax
Revaluation:**

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. For more information, please contact the King County Assessor's office at (206) 296-7300.

**Application
Process
Information:**

Date of Application: September 5, 2017
Date Determined to Be Complete: October 10, 2017
Date Notice of Decision Issued: December 18, 2017
Appeal Filing Deadline: 5:00 PM on Monday January 1, 2018

REVISED Date Notice of Decision: January 8, 2018

REVISED Appeal filing Deadline: 5:00 PM on Monday January 22, 2018

The project is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36th Street, Mercer Island, Washington.

Project Contact:

Andrew Leon, Planner
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7720
andrew.leon@mercergov.org