
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

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

PUBLIC NOTICE OF DECISION



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

- File No.:** DSR18-002
- Description:** Applicant requested administrative design review of an additional door to an existing storefront in order to have a set of double entry/exit doors. The proposed modification will bring consistency to the subject tenant space with other tenant spaces in the building.
- Applicant / Owner:** Kailin Gregga (Best Practice Architecture)/ Aslin Family LTD
- Location of Property:** 3020 78th Ave SE, Mercer Island, WA, 98040;
Identified by King County Assessor tax parcel number 5315101135
- SEPA Determination:** The proposal is categorically exempt from SEPA review per WAC 197-11-800(6)(a).
- Applicable Development Regulations:** Pursuant to MICC 19.15.010(E), an application for administrative design review of a minor exterior modification 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 19.11 – Town Center, 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/DSR18-002/>
- Other Associated Permits:** Tenant Improvement permit 1709-021.
- Decision:** Approved
- 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 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: January 25, 2018
Date Determined to Be Complete: January 25, 2018
Public Comment Period: N/A
Date Notice of Decision Issued: January 29, 2018
Appeal Filing Deadline: 5:00 PM on Monday February 12, 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:

Robin Proebsting, Senior Planner
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7717

robin.proebsting@mercergov.org



DETERMINATION OF NON-SIGNIFICANCE (DNS)

Application Nos.: **SEP17-021 (SHL17-020)**

Description of proposal: **Review under the State Environmental Policy Act (SEPA) for the installation of a new boat lift.**

Proponent: **Evan Wehr (ECCO Design Inc.)**

Location of proposal: **7400 East Mercer Way, Mercer Island, WA, 98040;
Identified by King County Assessor tax parcel number: 257950-0090**

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/SHL17-020> and [SEP17-021/](https://mieplan.mercergov.org/public/SEP17-021/)**

Possible critical area and shoreline impacts are addressed by Mercer Island City Code Chapter 19.07. In addition, the proposed boat lift must comply with the City's Shoreline Master Program (MICC 19.07.110). Based on review of the proposal and applicable City code sections, the lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment that is not addressed by the aforementioned code sections. 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: Lauren Anderson, Assistant Planner
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
Phone: (206) 275-7704
Email: lauren.anderson@mercergov.org

Date: **January 29, 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, February 12, 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.

PUBLIC NOTICE OF DECISION



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

- File No.:** SHL17-020 (SEP17-021)
- Description:** A request for a Substantial Development Permit for the installation of a new boat lift.
- Applicant / Owner:** Evan Wehr (ECCO Design Inc.) / Walter and Elaine Ingram
- Location of Property:** 7400 East Mercer Way, Mercer Island, WA, 98040;
Identified by King County Assessor tax parcel number: 257950-0090
- SEPA Determination:** On December 4, 2017 in a Public Notice of Application, the City indicated that a SEPA Determination of Non-Significance (DNS) was likely for this proposal. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment, and therefore a SEPA Determination of Non-Significance (DNS) is issued pursuant to the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. 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 and other information on file with the lead agency. This information is available to the public on request.
- Applicable Development Regulations:** Shoreline Permits are reviewed for compliance with:
Title 19.07 Environment:
19.07.110 Shoreline Management Master Program
19.07.120 Environmental Procedures
- A copy of these regulations may be found here:
<http://www.codepublishing.com/WA/MercerIsland/>
- Project Documents:** Please follow this file path to access the associated documents for this project:
<https://mieplan.mercergov.org/public/SHL17-020 and SEP17-021/>
- Other Associated Permits:** SEP17-021

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 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.

For Shoreline Substantial Development Permits, appeals must be filed with the Shorelines Hearing Board. For details, please visit their [website](#). Appeal Filing Deadline: Any person aggrieved by the issuance of this decision may seek review from the Shorelines Hearings Board by filing a petition for review within twenty-one days of the date of filing of the decision as defined in RCW 90.58.140(6).

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 18, 2017
Determined to Be Complete: November 22, 2017
Bulletin Notice: December 4, 2017
Date Mailed: December 4, 2017
Date Posted on Site: December 4, 2017
Public Comment Period: December 4, 2017 through 5:00 PM on January 3, 2017
Notice of Decision: January 29, 2018
Appeal Filing Deadline: Any person aggrieved by the issuance of this decision may seek review from the Shorelines Hearings Board by filing a petition for review within twenty-one days of the date of filing of the decision as defined in RCW 90.58.140(6).

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

PUBLIC NOTICE OF APPLICATION



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

File Nos.: SHL17-024/SEP17-032

Description of Request: A request for a Shoreline Exemption approval for installation of a boat lift in slip #44 at Covenant Shores. The boat lift will be free-standing, installed on the lake bottom. There will be no attachment to the existing pier.

Applicant/Owner: Robert Cape / Covenant Shores

Location of Property: 9104/9150 Fortuna Dr, Mercer Island, WA, 98040;
Identified by King County Assessor tax parcel number: 0724059016

SEPA Compliance: Following review of the submitted State Environmental Policy Act (SEPA) checklist, an initial evaluation of the proposed project for probable significant adverse environmental impacts has been conducted. The City expects to issue a SEPA Determination of Non-Significance (DNS) for this project. The optional DNS process, as specified in Washington Administrative Code (WAC) 197-11-355, is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for this specific proposal may be obtained upon request.

Project Documents: Please follow this file path to access the associated documents for this project: <https://mieplan.mercergov.org/public/SHL17-024/>

Written Comments: **This may be the only opportunity to comment on the environmental impacts of the proposal.** 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.

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 Shoreline Exemptions are required to be processed as Ministerial Actions, and applications for SEPA Review are required to be processed as Administrative Actions pursuant to Mercer Island City Code (MICC) 19.15.010(E). Processing requirements for Ministerial and Administrative Action are further detailed in MICC 19.15.020. The Shoreline Management Master Program and SEPA procedures are contained in MICC 19.07 (19.07.110 and 19.07.120).

Other Associated Permits:

None at this time.

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: January 11, 2018
Determined to Be Complete: January 25, 2018
Bulletin Notice: January 29, 2018
Date Mailed: January 29, 2018
Date Posted on Site: January 29, 2018
Comment Period Ends: 5:00PM on February 28, 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:

Robin Proebsting, Senior Planner
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7717

robin.proebsting@mercergov.org

PUBLIC NOTICE OF APPLICATION



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

File No.: SHL17-029/SEP17-029

Description of Request: Notice is hereby given that an application for a Shoreline Exemption and State Environmental Policy Act review to install a boat lift at a slip within an existing marina. The boat lift is proposed to be placed on the lakebed and will not be attached to the dock. No work on the dock is proposed as a part of this project.

Applicant/ Owner: Norbert Orth/ Covenant Shores

Location of Property: 9150 Fortuna Drive, Mercer Island, WA, 98040;
Identified by King County Assessor tax parcel number 072405-9016

SEPA Compliance: Following review of the submitted State Environmental Policy Act (SEPA) environmental checklist, an initial evaluation of the proposed project for probable significant adverse environmental impacts has been conducted. The City expects to issue a SEPA Determination of Non-Significance (DNS) for this project. The optional DNS process, as specified in Washington Administrative Code (WAC) 197-11-355, is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for this specific proposal may be obtained upon request.

Project Documents: Please follow this file path to access the associated documents for this project: <https://mieplan.mercergov.org/public/SHL17-029 and SEP17-029/>

Written Comments: **This may be the only opportunity to comment on the environmental impacts of the proposal.** 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.

**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 a Shoreline Exemption Permit are required to be processed as a Ministerial Action, and applications for SEPA Checklist are required to be processed as an Administrative Action pursuant to Mercer Island City Code (MICC) 19.15.010(E). Processing requirements for an Ministerial Actions and Administrative Actions are further detailed in MICC 19.15.020. The Shoreline Management Master Program and SEPA procedures are contained in MICC 19.07 (19.07.110 and 19.07.120).

**Other Associated
Permits:**

None have been requested at this time

**Environmental
Documents:**

SEPA Checklist, dated November 10, 2017.

**Application
Process
Information:**

Date of Application: December 3, 2017
Determined to Be Complete: January 24, 2018
Bulletin Notice: January 29, 2018
Date Mailed: January 29, 2018
Date Posted on Site: January 29, 2018
Comment Period Ends: 5:00PM on February 28, 2018

The application on file on this matter are available for review at the City of Mercer Island, Development Services Group, 9611 SE 36th Street, Mercer Island, Washington. Written comments and/or requests for additional information should be referred to:

Nicole Gaudette, Senior Planner
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7719
nicole.gaudette@mercergov.org

PUBLIC NOTICE OF DECISION



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

- File No.:** SUB17-010 – Peyree Short Plat
- Description:** A request for preliminary short plat approval to subdivide two existing lots (Lot 11 - 17,640 square feet and Lot 10 - 18,235 square feet) into two lots (Lot A - 13,030 square feet and Lot B - 21,329 square feet) and an access tract (1,330 square feet) in the R - 12 zone.
- Applicant/
Owner:** George Steirer / Scott and Michelle Peyree
- Location of
Property:** 6049 and 6059 77th Ave SE, Mercer Island, Washington
King County Assessor’s tax parcels # 409710-0060 and 409710-0055
- SEPA
Determination:** This proposal is categorically exempt from the State Environmental Policy Act (SEPA) pursuant to MICC 19.07.120(D), 19.07.120(J)(2), and WAC 197-11-800(6)(d).
- Applicable
Development
Regulations:** Pursuant to MICC 19.15.010(E), an application for a short plat is required to be processed as an Administrative Action. Processing requirements for Administrative 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 19.02 - Residential, MICC 19.07 – Environment, MICC 19.08 - Subdivisions, MICC 19.09 – Property Development, MICC 19.10 Trees, 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/SUB17-010/>
- Other
Associated
Permits:** 1708-248, 1708-251, 1706-083 and 1706-0843. Other site development and building permits may be applied for in the future.
- 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 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: July 11, 2017
Date Determined to Be Complete: August 24, 2017
Public Comment Period: September 5, 2017 through 5:00 PM on October 5, 2017
Date Notice of Decision Issued: January 29, 2018
Appeal Filing Deadline: 5:00 PM on Monday, February 12, 2018.

You may review the file on this matter, weekdays between 8:30 a.m. and 5:00 p.m. at Mercer Island City Hall, 9611 SE 36th Street, Mercer Island, WA. Questions regarding this matter should be referred to:

Project Contact:

Nicole Gaudette, Senior Planner
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7719

nicole.gaudette@mercergov.org

