



DEVELOPMENT SERVICES GROUP



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WEEKLY PERMIT INFORMATION BULLETIN

REPORT DATE: 2/11/2013

A PUBLICATION OF THE CITY OF MERCER ISLAND ISSUED WEEKLY TO PROVIDE OFFICIAL NOTICE OF LAND USE APPLICATIONS FILED AND DECISIONS MADE ON DEVELOPMENT PERMITS.

You may review the files on projects at the offices of Development Services, 9611 SE 36th St, Mercer Island. Comments on proposals are accepted for a period of not less than fourteen (14) days from the date of publication of this bulletin. Comments must be in writing and contain your name and address and must also include the project number and location. All written comments must be filed with the Development Services Group. If there is a public hearing, testimony may be given at the public hearing before a decision is made in order to establish standing to appeal the decision.

When the SEPA field indicates a Determination of Nonsignificance (DNS) is expected, the optional DNS process is being used and a DNS is likely. This may be the 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 the proposal may be obtained upon request.

PUBLIC NOTICE REQUEST FOR COMPREHENSIVE PLAN AMENDMENTS

NOTICE IS HEREBY GIVEN that the City of Mercer Island is accepting requests for 2013 Comprehensive Plan amendments. The Planning Commission will conduct an open record public hearing to consider all proposed Comprehensive Plan amendments and forward a recommendation on each amendment request to the City Council. The City Council will conduct a public meeting and take action on each amendment request.

Comprehensive Plan amendment requests may be submitted to the City of Mercer Island before Friday, April 5, 2013 at 5:00 PM either in person or mailed to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040. The required review fee of \$3,179.61 must accompany each amendment request. If required, the review fee for a SEPA Checklist is \$1,382.26.

The decision criteria for which a Comprehensive Plan amendment request is evaluated are found in MICC 19.15.020(G)(1). The criteria address amendment proposals that affect the City as a whole as well as site specific amendment requests.

A State Environmental Policy Act (SEPA) Checklist may be required to be submitted for review with a Comprehensive Plan amendment request. Prior to submitting an amendment request, it is recommended that a pre-application meeting with staff is completed to determine whether a SEPA Checklist is required and to ensure that the decision criteria are adequately addressed. Amendment requests that are determined to be incomplete will not be included in the public review process.

To request additional information regarding this process, please contact Shana Crick, Planner, at 206-275-7732 or via email at shana.crick@mercergov.org. Further public notice will be provided for each Comprehensive Plan amendment application received by the City, including the date and time for any open record public hearing. The public will have an opportunity to comment on submitted applications at a future time. The Comprehensive Plan is available for review at no charge or for purchase at the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA between 8:30 a.m. and 5:00 p.m.

This notice is given pursuant to the City of Mercer Island Comprehensive Plan and Revised Code of Washington (RCW) 36.70A.130(2)(a).



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NOTICE OF PUBLIC HEARING

Project #: N/A

Description: The applicant is requesting to enter into a Development Agreement with the City of Mercer Island to modify certain design and development standards set forth in MICC 19.11, "Town Center Development and Design Standards", for construction of a five-story mixed-use building with approximately 209 apartment units; 11,000 square feet of proposed retail space; and 214 – 267 subterranean parking stalls.

Status: IN REVIEW

Address: 2615 76TH AVENUE SE [Click Here For Map](#)

KC Assessor's Parcel: 5315100505

Applicant: LEGACY PARTNERS

Owner: THREE SISTERS HOLDINGS, LLC

Date of Application: N/A

Date Determined to be Complete: N/A

End of Comment Period: Monday, March 4, 2013

Regulations: RCW 36.70b.170(1) and MICC 19.11.010(C)(4)

Decision Authority: City Council

SEPA Review: The project (SEP13-001) is being reviewed under the State Environmental Policy Act (SEPA). Notice of SEPA review was provided as required by and according to the provisions of MICC 19.15.010(E) and 19.15.020(D). Pursuant to this notice, the public comment period for SEPA review expired at 5:00 PM on Monday, January 28, 2013. The City expects to issue a SEPA Determination of Non-Significance (DNS) for this project. The optional DNS process, as specified in WAC 197-11-355, is being used. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Written Comments: Written comments on this Development Agreement may be submitted to the City of Mercer Island on or before Monday, March 4 2013 at 5:00 p.m. either in person or mailed to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732.

Public Hearing: Pursuant to RCW 36.70B.200 and MICC 19.11.010(C)(4), the applicant is required to participate in a public hearing in front of the City Council. The public hearing will be held at 7:00 PM on Monday, March 4, 2013 in the City of Mercer Island Council Chambers located at 9611 SE 36th Street, Mercer Island, Washington.

Staff Contact: Scott Greenberg
Staff Email: Scott.Greenberg@mercergov.org
Staff Phone: (206)275-7706

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
			DSR13-001	Design Review
			SEP13-001	SEPA



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NOTICE OF DECISION

Project #: DSR12-036

Description: Approval of design review of a minor exterior modification consisting of the construction of a swimming pool and a spa within a new raised deck, an unheated mechanical room, and new restrooms for an existing apartment complex .

Status: APPROVED

Address: 3209 SHOREWOOD DR [Click Here For Map](#)

KC Assessor's Parcel: 0724059115

Applicant: ENGINEERING CONSULTANTS NORTHWEST, INC

Owner: OLY-IDA SHOREWOOD HEIGHTS, LLC

Date of Application: Wednesday, December 19, 2012

Date Determined to be Complete: Friday, January 18, 2013

End of Comment Period: Tuesday, February 5, 2013

Regulations: MICC 19.15.040, Chapter 19.12 MICC

Decision Authority: Code Official

SEPA Review: On February 11, 2013, the City issued a SEPA Determination of Non-Significance (DNS); the lead agency for this proposal has determined that this proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) or mitigation was not required under RCW 43.21C.030. This decision was made after review of a completed environmental checklist and other information on file with the lead agency, under the optional DNS process, as specified in WAC 197-11-355.

Staff Contact: Shana Crick
Staff Email: Shana.Crick@mercergov.org
Staff Phone: (206)275-7732

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
	1212-127	BUILDING	SEP12-032	SEPA
	1301-065	STORMWATER		



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NOTICE OF DECISION

Project #: SEP12-032

Description: Determination of Nonsignificance for construction of a swimming pool and a spa within a new raised deck, an unheated mechanical room, and new restrooms for an existing apartment complex.

Status: APPROVED

Address: 3209 SHOREWOOD DR [Click Here For Map](#)

KC Assessor's Parcel: 0724059115

Applicant: ENGINEERING CONSULTANTS NORTHWEST, INC

Owner: OLY-IDA SHOREWOOD HEIGHTS LLC

Date of Application: Wednesday, December 19, 2012

Date Determined to be Complete: Friday, January 18, 2013

End of Comment Period: Tuesday, February 5, 2013

Regulations: MICC 19.07.120

Decision Authority: Code Official

SEPA Review: On February 11, 2013, the City issued a SEPA Determination of Non-Significance (DNS); the lead agency for this proposal has determined that this proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) or mitigation was not required under RCW 43.21C.030. This decision was made after review of a completed environmental checklist and other information on file with the lead agency, under the optional DNS process, as specified in WAC 197-11-355.

Staff Contact: Shana Crick

Staff Email: Shana.Crick@mercergov.org

Staff Phone: (206)275-7732

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
	1212-127	BUILDING	DSR12-036	DESIGN REVIEW
	1301-065	STORMWATER		



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NOTICE OF DECISION

Project #: SHL13-004

Description: A Shoreline Exemption Permit for the normal maintenance and repair of an existing residential dock. Repairs include splice repairing 13 wood support piles; replacement of existing caps, stringers and skirting; and replacement of existing decking with grated decking. There will be no change to the configuration of the existing dock.

Status: APPROVED

Address: 5458 E MERCER WAY [Click Here For Map](#)

KC Assessor's Parcel: 1924059302

Applicant: LIZ BLASZCZAK

Owner: LIZ BLASZCZAK

Date of Application: Friday, February 1, 2013

Date Determined to be Complete: February 11, 2013

Regulations: MICC 19.07.110

Decision Authority: Code Official

SEPA Review: Categorically exempt per WAC 197-11-800(3)

Staff Contact: Travis Saunders
Staff Email: Travis.Saunders@mercergov.org
Staff Phone: (206)275-7717

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
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NOTICE OF DECISION

Project #: SHL13-006

Description: A Shoreline Exemption Permit for the normal maintenance and repair of an existing residential dock. Repairs include splice repairing 31 wood support piles; removal of 4 existing piles; replacement of existing caps and stringers; replacement of existing decking with grated decking; and replacement of an existing boatlift. There will be no change to the configuration of the existing dock.

Status: APPROVED

Address: 1614 ROANOKE WAY [Click Here For Map](#)

KC Assessor's Parcel: 7355700055

Applicant: MARINE RESTORATION & CONSTRUCT

Owner: SINGITA PROPERTIES LLC

Date of Application: Wednesday, February 6, 2013

Date Determined to be Complete: February 11, 2011

Regulations: MICC 19.07.110

Decision Authority: Code Official

SEPA Review: Categorically exempt per WAC 197-11-800(3)

Staff Contact: Travis Saunders

Staff Email: Travis.Saunders@mercergov.org

Staff Phone: (206)275-7717

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
	1302-037	BUILDING		



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NOTICE OF DECISION

Project #: SUB12-005

Description: Approval of preliminary short plat approval to subdivide one existing 19,000 square foot lot into two (2) building lots.

Status: APPROVED

Address: 8845 SE 39TH ST [Click Here For Map](#)

KC Assessor's Parcel: 5021900870

Applicant: GARY UPPER

Owner: DORIS QUAN

Date of Application: Wednesday, November 28, 2012

Date Determined to be Complete: Friday, December 7, 2012

End of Comment Period: Monday, December 24, 2012

Regulations: Chapter 19.08 MICC

Decision Authority: Code Official

SEPA Review: Categorically exempt per WAC 197-11-800(6)(a)

Staff Contact: Shana Crick

Staff Email: Shana.Crick@mercergov.org

Staff Phone: (206)275-7732

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
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NOTICE OF DECISION

Project #: DEV13-001

Description: Approval of an application for a deviation from the maximum allowed impervious surface limit. Impervious surfaces are items that prevent water from penetrating into the soil, such as driveways and rooftops. A maximum of 40% of some lots in residential zones can be covered with impervious surfaces (subject to certain allowances). The City code allows for the lot to be covered with an additional 5% of impervious surface (for a total of 45% lot coverage) via a deviation application if certain deviation criteria are met.

Status: APPROVED

Address: 7251 WEST MERCER WAY [Click Here For Map](#)

KC Assessor's Parcel: 2524049164

Applicant: CHRIS ONDRAK

Owner: CHRIS ONDRAK

Date of Application: Monday, January 14, 2013

Date Determined to be Complete: Tuesday, January 22, 2013

End of Comment Period: Tuesday, February 5, 2013

Regulations: MICC 19.02.020(D)(3)

Decision Authority: Code Official

SEPA Review: Categorically exempt per WAC 197-11-800(6)(b)

Staff Contact: George Steirer
Staff Email: George.Steirer@mercergov.org
Staff Phone: (206)275-7719

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
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