



DEVELOPMENT SERVICES GROUP



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WEEKLY PERMIT INFORMATION BULLETIN

REPORT DATE: 4/1/2013

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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CANCELLATION OF OPEN RECORD PUBLIC HEARING

Project #: VAR12-002

Description: Notice is hereby given that the open record public hearing that was scheduled on Tuesday, April 9, 2013 for a variance request related to the property described below is cancelled. The applicant has requested that their application be placed on hold. If the applicant takes their application off hold, a new hearing date will be established.

The City of Mercer Island received an application for a variance from Mercer Island City Code (MICC), section 19.11.11.020(C)(1), to change the allowed percentage of office and service uses on the ground floor street of the subject property. MICC 19.11.11.020(C)(1) limits office and service uses to occupy no more than 40% of the ground floor street abutting a Type I Street (i.e. SE 27th Street and 78th Avenue SE). The applicant seeks a variance to allow for 100% of the ground floor street abutting a Type I Street to be occupied by office and service uses. A Public Notice of Application regarding this request was mailed and posted on January 14, 2013.

Status: ON HOLD

Address: 7800 SE 27TH ST [Click Here For Map](#)

KC Assessor's Parcel: 7698440000

Applicant: Rich Hill of McCullough, Hill, Leary, PS

Owner: Seattle Bank

Date of Hearing: Cancelled, pending further notice

Date of Application: Friday, November 16, 2012

Date Determined to be Complete: Thursday, January 3, 2013

End of Comment Period: The period for written comments on this proposal closed on January 28, 2013 at 5:00 p.m.; however, testimony may be provided at the open record hearing. *Only those persons who submitted written comments within the fourteen (14) day comment period or those persons who testify at the open record public hearing will be parties of record; and only parties of record will receive a notice of the decision and have the right to appeal.*

Regulations: Applications for Variances are required to be processed as a Discretionary Action pursuant to Mercer Island City Code (MICC) 19.15.010(E). Processing requirements for Discretionary Actions are further detailed in MICC 19.15.020. Variance criteria are contained in MICC 19.15.020(G)(4).

Decision Authority: Hearing Examiner

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

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 #: DEV13-005

Description: The City of Mercer Island received 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 35% 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 40% lot coverage) via a deviation application if certain deviation criteria are met.

Status: APPROVED

Address: 7646 SE 72ND PL [Click Here For Map](#)

KC Assessor's Parcel: 5454000110

Applicant: BECKES HOMES INC

Owner: ERIC & KATHY BECKES

Date of Application: Thursday, February 28, 2013

Date Determined to be Complete: Friday, March 8, 2013

End of Appeal Period: Monday, April 15, 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: Sung Lee
Staff Email: Sung.Lee@mercergov.org
Staff Phone: (206)275-7707

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
	1302-174	BUILDING		



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NOTICE OF DECISION

Project #: DSR13-001

Description: Final design approval of a major new construction consisting of a five-story mixed-use building with 209 apartment units; 9,000 - 11,000 square feet of proposed commercial space; and 233 - 243 subterranean parking stalls.

Status: APPROVED

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

KC Assessor's Parcel: 5315100505

Applicant: KATHRYN ARMSTRONG

Owner: KEELER, ALLISON

Date of Application: Friday, January 4, 2013

Date Determined to be Complete: Wednesday, January 8, 2013

End of Appeal Period: Monday, April 15, 2013

Regulations: MICC 19.15.040 and Chapter 19.11

Decision Authority: Design Commission

SEPA Review: The lead agency for this proposal determined that this proposal as mitigated will not have a probable significant adverse impact on the environment, and therefore a SEPA Mitigated Determination of Non-Significance (DNS) was issued pursuant to the optional DNS process, as specified in WAC 197-11-355. The lead agency acted on this proposal following the termination of the comment period, using the optional process. The deadline for comments was January 28, 2013 at 5:00 PM. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030. This threshold determination was made after review of the completed SEPA checklist and other information on file with the lead agency.

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
		SEP13-001	SEPA



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NOTICE OF DECISION

Project #: SHL13-005/SEP13-006

Description: A Shoreline Substantial Development Permit and State Environmental Policy Act (SEPA) Checklist for the removal of an existing dock; construction of a new dock; and the installation of one uncovered boatlift, and one covered boat lift. Mitigation measures include a net reduction in piling and installation of grated dock decking.

Status: APPROVED

Address: 4045 W MERCER WAY [Click Here For Map](#)

KC Assessor's Parcel: 3623500395

Applicant: TYLER SOMERS

Owner: MI CABANA LLC

Date of Application: Tuesday, February 19, 2013

Date Determined to be Complete: Thursday, March 21, 2013

End of Appeal Period: Wednesday, May 1, 2013

Regulations: MICC 19.07.110

Decision Authority: Code Official

SEPA Review: SEPA Threshold Determination of Non-Significance (DNS) using the Optional DNS Process (WAC 197-11-355).

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
1302-013	BUILDING	SEP13-005	SEPA



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PUBLIC NOTICE OF APPLICATION

Project #: SUB13-004

Description: The applicant is requesting preliminary short plat approval to subdivide one existing 40,000 square foot lot into three (3) building lots.

Status: IN_REVIEW

Address: 7010 E MERCER WAY [Click Here For Map](#)

KC Assessor's Parcel: 3024059009

Applicant: HELM BRIAN & AMANDA

Owner: HELM BRIAN & AMANDA

Date of Application: Thursday, March 7, 2013

Date Determined to be Complete: Thursday, March 28, 2013

End of Comment Period: Monday, April 15, 2013

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
		CAO13-004	CRITICAL AREAS