1. **IF I OBJECT TO THE APPLICATION, WILL IT BE DENIED?**

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. Approval by the neighbors is not one of the criteria in the City Code. If you provide comment within the specified comment period, you will be a party of record and will have the ability to appeal the decision. Written comments should specifically address how the application does not meet one or more of the criteria listed in the Applicable Development Regulations. Most concerns can be addressed prior to issuance of the permit. It is the City’s goal to work with applicants and neighbors to resolve potential concerns.

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 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.

6. 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.
STATE ENVIRONMENTAL POLICY ACT (SEPA) THRESHOLD DETERMINATION

NOTICE IS HEREBY GIVEN that a State Environmental Policy Act (SEPA) checklist has been filed with the City of Mercer Island and a SEPA Threshold Determination has been issued for the property described below:

File No.: SEP17-006

Description: Submittal of a State Environmental Policy Act (SEPA) checklist and issuance of a SEPA environmental threshold Determination of Nonsignificance for proposed modifications to Mercer Island City Code (MICC) Title 15 pertaining to stormwater regulations.

Applicant(s): City of Mercer Island

Location of Property: All lands within Mercer Island

SEPA Compliance: The City has issued a Determination of Nonsignificance on the proposal. The lead agency 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 SEPA threshold determination was made after review of a completed environmental checklist and other information on file with the lead agency, as specified in WAC 197-11-340(2). This may be your only opportunity to comment on the environmental impacts of the proposal. Written comments may be submitted on or before Monday, April 24, 2017 at 5:00 PM either in person or mailed to the City of Mercer Island, 9611 SE 26th Street. Mercer Island, WA 98040.

Public Hearing: Per MICC 19.15.010(E) and MICC 19.15.020(F)(1), a public hearing is not required for this proposal. However, a public hearing is required for the associated text amendment.

Studies and/or Environmental Documents Requested: A SEPA checklist is available for review.
**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.*

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, May 8, 2017** by filing a timely and complete appeal application and paying the appeal fee. Contact the City Clerk to read or ask about the procedures for SEAP appeals. Appellants should be prepared to make specific factual objections. 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.

**Application Process Information:**

- **Date of Application:** April 4, 2017
- **Date Determined to Be Complete:** April 7, 2017
- **Date of SEPA Threshold Determination:** April 10, 2017
- **Comment Period was provided from:** April 10, 2017 to April 24, 2017
- **Appeal Filing Deadline:** 5:00 PM on May 8, 2017

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:

Nicole Gaudette, Senior Planner  
Development Services Group  
City of Mercer Island  
9611 SE 36th Street  
Mercer Island, WA 98040  
nicole.gaudette@mercergov.org
PUBLIC NOTICE OF APPLICATION

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

File No.: SHL17-001/SEP17-001

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: Henry Low

Owner: Covenant Shores

Location of Property: 9104 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.

Written Comments: Written comments on this proposal may be submitted to the City of Mercer Island on or before Monday, April 24, 2017 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. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments on or before Monday, April 24, 2017 at 5:00 p.m. will be parties of record; and only parties of record will receive a notice of the decision and have the right to appeal.
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.

Applicable Development Regulations: The application will be reviewed for consistency with the approval of criteria in Mercer Island City Code (MICC) section 19.02.020(D)(3). MICC 15.15.010(E) requires that the impervious surface deviation application be processed as an Administrative Action with public notice. Processing requirements for Administrative Actions are further detailed in MICC 19.15.20. The project is being reviewed in compliance with RCW 43.21C, WAC 197-11, and the following chapters of the MICC: 19.05, 19.07, 19.08, 19.09, and 19.10.

Other Associated Permits: A future building permit is anticipated.

Studies and/or Environmental Documents Requested: SEPA Checklist, dated January 24, 2017.

Application Process Information:

- Date of Application: January 5, 2017
- Determined to Be Complete: March 30, 2017
- Bulletin Notice: April 10, 2017
- Date Mailed: April 10, 2017
- Date Posted on Site: April 10, 2017
- Comment Period Ends: 5:00PM on April 24, 2017

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:

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
(RE-ISSUED) NOTICE OF DECISION

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

File No.: SHL16-023

Description: A Shoreline Exemption Permit to repair the existing dock by removing the wood deck, stringers and pile caps, and replacing with new treated pile caps and stringers and a fully grated deck. The project also includes reducing the inshore 30-feet of dock to 5-feet wide, repairing four wood piles with the pile stub method, and implementing a shoreline planting plan.

The Public Notice of Decision was posted in the September 19, 2016 bulletin, however it was not approved at that time, thus a Re-Issued Notice of Decision has been posted.

Applicant(s): Ted Burns (Seaborn Pile Driving Company)

Owner(s): Suzanne and Ronald Gould

Location of Property: 8277 W. Mercer Way, Mercer Island WA 98040; Identified by King County Accessor tax parcel number 335850-0510

SEPA Determination: This proposal is categorically exempt from SEPA pursuant to WAC 197-11-800(3).

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 Administrative Action. Processing requirements for Ministerial Actions are further detailed in MICC 19.15.020. The project has been 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.

Other Associated Permits: An associated 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 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: August 18, 2016
- Date Determined to Be Complete: September 15, 2016
- Date Notice of Decision Issued: September 19, 2016
- Date of Re-Issued Notice of Decision: Monday April 10, 2017
- Appeal Filing Deadline: 5:00 PM on Monday April 24, 2017

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:

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
NOTICE OF DECISION

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

File No.: SHL16-014 and SEP16-014

Description: Approval of a Shoreline Substantial Development Permit and an Optional Determination of Non-Significance (DNS) has been issued for the removal of two existing wood mooring piles and constructing a new finger pier on a shared dock consisting of a 36-foot long by 6-feet wide walkway and supported by eight 8-inch wood support piles, and a 13-feet 5-inches long by 6-foot wide connector to the main walkway. There is no other work to the existing dock. The existing covered boatlift will remain and an uncovered boatlift will be installed. A shoreline planting plan will be implemented.

Applicant(s): Ted Burns (Seaborn Pile Driving Company)

Owner(s): Gary and Michelle Shoenfeld

Location of Property: 9608 SE 34th ST Mercer Island, WA; Identified by King County Assessor tax parcel number 413930-0006

SEPA Determination: On June 20, 2016, 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: Applications for both a Shoreline Substantial Development Permit and 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 Administrative Action are further detailed in MICC 19.15.020. The Shoreline Management Master Program and SEPA procedures are contained in MICC 19.07.

Other Associated Permits: 1703-217 Building Permit.

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: May 27, 2016  
Determined to Be Complete: June 20, 2016  
Notice of Application: June 20, 2016  
Public Comment Period: June 20, 2016 through July 20, 2016  
SEPA DNS Issued: March 27, 2017  
SEPA Appeal Period: March 27, 2017 through April 17, 2017  
Bulletin Notice: April 10, 2017  
Notice of Decision: April 10, 2017
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:

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