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# CITY OF MERCER ISLAND

## DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercergov.org](http://www.mercergov.org)

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## 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](mailto: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:

<b>File Nos.:</b>	1801-204
<b>Description of Request:</b>	A request for a building permit to rebuild the existing garage and construct a 684 square foot addition above it.
<b>Applicant / Owner:</b>	Peter Nilsson & Michelle Mancuso
<b>Location of Property:</b>	7027 E Mercer Way, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel number: 2581900135
<b>SEPA Compliance:</b>	The proposal is categorically exempt from SEPA review per WAC 197-11-800.
<b>Project Documents:</b>	Please follow this file path to access the associated documents for this project: <a href="https://mieplan.mercergov.org/public/1801-204/">https://mieplan.mercergov.org/public/1801-204/</a>
<b>Written Comments:</b>	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.
<b>Applicable Development Regulations:</b>	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:** 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: April 6, 2018  
Date of Notice of Application (Comment Period): April 16, 2018 through May 16, 2018

The application is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36<sup>th</sup> 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](mailto:Lauren.Anderson@mercergov.org)

# PUBLIC NOTICE OF APPLICATION



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

<b>File Nos.:</b>	1804-077
<b>Description of Request:</b>	A request for a building permit to add 117 sq ft to an existing bathroom and bedroom. Interior remodel of existing bathroom. .
<b>Applicant / Owner:</b>	Rosa Balsera / Felix Chu
<b>Location of Property:</b>	4225 83rd Ave SE, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel number: 3626500105
<b>SEPA Compliance:</b>	The proposal is categorically exempt from SEPA review per WAC 197-11-800.
<b>Project Documents:</b>	Please follow this file path to access the associated documents for this project: <a href="https://mieplan.mercergov.org/public/1804-077/">https://mieplan.mercergov.org/public/1804-077/</a>
<b>Written Comments:</b>	<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>
<b>Applicable Development Regulations:</b>	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/>

<b>Other Associated Permits:</b>	A future stormwater, ROW use, tree, sewer, demolition, water meter, temporary power may be required at a later date.
<b>Environmental Documents:</b>	A copy of all studies and / or environment documents is available through the above project documents link.
<b>Public Hearing:</b>	Pursuant to MICC 19.15.010(E) and MICC 19.15.020(F)(1), a public hearing is not required for this proposal.
<b>Application Process Information:</b>	Date of Complete Application: April 6th, 2018 Date of Notice of Application (Comment Period): April 16th 2018 through May 16 <sup>th</sup> 2018

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

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](mailto:nicole.gaudette@mercergov.org)

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





## DETERMINATION OF NON-SIGNIFICANCE (DNS)

Application Nos.: **SEP17-027 (SHL17-025)**

Description of proposal: **A request for a Substantial Development Permit to remove the existing pier and construct a new residential dock. The proposed pier will be 150 feet long with a 4-foot wide walkway, a 48-foot long by 4-foot wide finger pier, and a 22-foot long by 6-foot wide ell supported by 18 steel piles. One boatlift is proposed to be installed.**

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

Location of proposal: **5063 84th Ave SE, Mercer Island, WA, 98040;  
Identified by King County Assessor tax parcel number: 4076000070**

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/SHL17-025/>**

Possible critical area and shoreline impacts are addressed by Mercer Island City Code Chapter 19.07. In addition, the proposed dock 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.

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\_\_\_\_\_ 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 N/A at 5:00 pm.

Responsible Official: **Robin Proebsting, Senior Planner  
City of Mercer Island  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040  
Phone: (206) 275-7717  
Email: robin.proebsting@mercergov.org**

Date: **April 16, 2018**

Signature:

# PUBLIC NOTICE OF DECISION



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

- File No.:** SHL17-029
- Description:** A request for a Shoreline Exemption approval for installation of a boat lift in slip #39 at Covenant Shores. The boat lift will be free-standing, installed on the lake bottom. There will be no attachment to the existing pier. The project cost is documented to be \$3,294.51 and is therefore exempt from the substantial development permit process under WAC 173-27-040(2)(a).
- Applicant / Owner:** Norbert Orth/Covenant Shores
- Location of Property:** 9104/9150 Fortuna Dr, Mercer Island, WA, 98040;  
Identified by King County Assessor tax parcel number: 0724059016
- SEPA Determination:** A SEPA Determination of Non-significance was issued March 19, 2018 (SEP17-029).
- Applicable Development Regulations:** Pursuant to MICC 19.15.010(E), an application for a Shoreline Exemption is required to be processed as an 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/SHL17-029 and SEP17-029/>
- Other Associated Permits:** None at this time.
- 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: December 3, 2017  
Date Determined to Be Complete: January 24, 2018  
Public Comment Period: January 29, 2018 through 5:00 PM on February 28, 2018  
Date Notice of Decision Issued: April 16, 2018  
Appeal Filing Deadline: 5:00 PM on Monday April 28, 2018

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

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](mailto:nicole.gaudette@mercergov.org)

# PUBLIC NOTICE OF DECISION



**NOTICE IS HEREBY GIVEN** that final approval has been granted for the applications described below:

- File No.:** SUB17-006 and SUB17-007
- Description:** Request for Final Plat Approval for a Lot Line Consolidation to consolidate two lots into one.
- A request for Final Plat Approval for a Plat Alteration to the existing short plat to extinguish the 3-foot-wide utility easement along the east line of Parcel B and the joint driveway, ingress, egress, and utility easement along the east edge of Parcel A.
- Applicant / Owner:** Maria Simon (Conard Romano Architects) / Wells Fargo Bank NA
- Location of Property:** 8000 and 7840 SE 20<sup>th</sup> ST Ave SE, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel numbers 545230-2218 and 545230-2216.
- SEPA Determination:** The proposal is categorically exempt from SEPA review per WAC 197-11-800(6)(e).
- Applicable Development Regulations:** Applications for plat alteration 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. Applications for a lot line consolidation (also known as a lot line revision) are a Ministerial Action. The project has been reviewed for consistency with the following sections of the Mercer Island City Code: MICC 19.08 – Subdivision, 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/Wells Fargo/Final Approval/](https://mieplan.mercergov.org/public/Wells%20Fargo/Final%20Approval/)
- Other Associated Permits:** Building 1705-086, Critical Areas Determination CAO16-002, Tree 1706-150, Demo 1712-214 & 1804-094, Stormwater 1801-282, ROW 1801-156, Electrical 1801-064, Side Sewer 1801-157, and Water Service 1705-172.

**Decision:** Final approval.

**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: May 11, 2017  
Date Determined to Be Complete: June 5, 2017  
Notice of Application: June 12, 2017  
Comment Period Ended: July 12, 2017  
Date Notice of Preliminary Decision Issued: December 26, 2017  
Date Notice of Final Decision Issued: April 16, 2018  
Appeal Filing Deadline: 5:00 PM on Monday April 30, 2018

The project is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36<sup>th</sup> 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](mailto:Lauren.Anderson@mercergov.org)

# PUBLIC NOTICE OF DECISION



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

- File No.:** WCF17-010
- Description:** A request to modify an existing wireless communication facility by upgrading equipment, including: 1) removal of 9 remote radio units and 3 filters, 2) replacement of antenna with 3 antennas, replacement of concrete slab and existing ground equipment, and 3) addition of 2 new cabinets, H frame attached to the wall with telco, PPC and service light. Stealth enclosures to be utilized.
- Applicant / Owner:** Nancy Sears, on behalf of Sprint
- Location of Property:** 9725 SE 36th St, Mercer Island, WA, 98040;  
Identified by King County Assessor tax parcel number: 265550-0110
- SEPA Determination:** The proposal is categorically exempt from SEPA review per WAC 197-11-800(25).
- Applicable Development Regulations:** Pursuant to MICC 19.15.010(E), an application for a wireless communication facility 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 19.06 – General Regulations, 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/WCF17-010/>
- Other Associated Permits:** 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 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: December 12, 2017  
Date Determined to Be Complete: December 19, 2017  
Public Comment Period: December 26, 2017 through 5:00 PM on January 26, 2018  
Date Notice of Decision Issued: April 16, 2018  
Appeal Filing Deadline: 5:00 PM on Monday April 30, 2018

The project is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36<sup>th</sup> 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](mailto:robin.proebsting@mercergov.org)

# PUBLIC NOTICE OF APPLICATION AND NOTICE OF PUBLIC HEARING



**NOTICE IS HEREBY GIVEN** of a proposed Zoning Text Revision to several chapters of Title 19 MICC as described below:

**File No.:** ZTR18-001

**Description of Request:** The proposal is to amend sections of Title 19, the city's zoning code, to update procedural requirements for land use applications. The amendments will affect how applications are processed but will not affect criteria or standards of the code.

**Applicant/Owner:** City of Mercer Island Development Services Group

**Location of Property:** All properties on Mercer Island

**SEPA Compliance:** The project is exempt from SEPA review pursuant to WAC 197-11-800(19)(a) which states that procedural actions relating solely to governmental procedures, and containing no substantive standards respecting use or modification of the environment are exempt from SEPA review.

Please follow this file path to access the associated documents for this project:  
<https://mieplan.mercergov.org/public/ZTR18-001/>

**Project Documents:** Draft code sections: 19.06, 19.07, 19.08, 19.09, 19.11, 19.12, 19.15, and 19.16

**Written Comments:** **This may be the only opportunity to comment on 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 proposal, 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:**

The public hearing will be held on April 18, 2018. A public meeting will be held on May 16, 2018.

**Applicable Development Regulations:**

Applications for a Shoreline Exemption Permit are required to be processed as a Legislative 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:**

None required.

**Application Process Information:**

Date of Application: N/A  
Determined to Be Complete: N/A  
Bulletin Notice: April 18, 2018  
Date Mailed: N/A  
Date Posted on Site: N/A  
Comment Period Ends: 5:00 PM on May 16, 2018  
Public Hearing: 6:00 PM on April 18, 2018

The application on file on this matter are available for review at the City of Mercer Island, Development Services Group, 9611 SE 36<sup>th</sup> 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 36<sup>th</sup> Street  
Mercer Island, WA 98040  
(206) 275-7719

[nicole.gaudette@mercergov.org](mailto:nicole.gaudette@mercergov.org)

# PUBLIC NOTICE OF APPLICATION AND NOTICE OF PUBLIC HEARING



**NOTICE IS HEREBY GIVEN** of a proposed Zoning Text Revision to several chapters of Titles 17 and 19 MICC as described below:

**File No.:** ZTR18-003

**Description of Request:** The proposal is to amend sections of Titles 17 and 19, the city's building and zoning codes, to increase clarity, to correct errors, and to improve consistency between sections of the code.

**Applicant/ Owner:** City of Mercer Island Development Services Group

**Location of Property:** All properties on Mercer Island

**SEPA Compliance:** Following review of the submitted State Environmental Policy Act (SEPA) checklist, the City issued a SEPA Determination of Non-Significance (DNS) on April 16, 2018.

**Project Documents:** Please follow this file path to access the associated documents for this project:  
<https://mieplan.mercergov.org/public/ZTR18-003/>

Draft code sections: 17.07, 19.01, 19.02, 19.05, 19.08, 19.10, 19.16.

**Written Comments:** **This may be the only opportunity to comment on 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 proposal, 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:** The public hearing will be held on April 18, 2018. A public meeting will be held on May 16, 2018.

**Applicable Development Regulations:** Applications for a Zoning Text Revision are required to be processed as a Legislative 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 Legislative Actions and Administrative Actions are further detailed in MICC 19.15.020. The 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:** None required.

**Application Process Information:** Date of Application: N/A  
Determined to Be Complete: N/A  
Bulletin Notice: April 18, 2018  
Date Mailed: N/A  
Date Posted on Site: N/A  
Comment Period Ends: 5:00 PM on May 16, 2018  
Public Hearing: 6:00 PM on April 18, 2018

The application on file on this matter are available for review at the City of Mercer Island, Development Services Group, 9611 SE 36<sup>th</sup> 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 36<sup>th</sup> Street  
Mercer Island, WA 98040  
(206) 275-7720  
[andrew.leon@mercergov.org](mailto:andrew.leon@mercergov.org)

## DETERMINATION OF NON-SIGNIFICANCE (DNS)



Application No.: SEP18-004 and ZTR18-003

Description of proposal: Code Cleanup Amendment: The proposed amendments are intended to address inconsistencies and errors within the Mercer Island City Code. The proposed amendments could result in changes to existing regulations or add regulations governing building height, setbacks, landscaping, definitions, and other related amendments.

Proponent: City of Mercer Island

Location of proposal: The code revision would apply to all properties in the City of Mercer Island in all zoning districts.

Lead agency: City of Mercer Island

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 and other information on file with the lead agency. This information is available to public on request.

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 April 30, 2018.

Responsible Official: Evan Maxim, Planning Manager  
City of Mercer Island, 9611 SE 36<sup>th</sup> Street, Mercer Island, WA 98040  
Phone: (206) 275-7605 FAX: (206) 275-7726

Date: April 16, 2018

Signature: 

This decision to issue a Determination of non-significance (DNS) rather than to require an EIS, and mitigating measures and conditions required as a part of this DNS may be appealed to the City Council pursuant to Section 19.07.100 of the Mercer Island Unified Land Development Code, Environmental Procedures. Such an appeal must be consolidated with any appeal on the City's underlying permit action. Please contact the Responsible official for further information.