
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

PUBLIC NOTICE OF APPLICATION



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

File Nos.: 1804-251

Description of Request: A request for a building permit for a proposed 660 sq ft detached playground roof structure in back yard.

Applicant / Owner: Gabe Hall / Jeffrey Mjelde

Location of Property: 4511 90th Ave SE, Mercer Island, WA, 98040;
Identified by King County Assessor tax parcel number:0191100170

SEPA Compliance: The proposal is categorically exempt from SEPA review per WAC 197-11-800.

Project Documents: Please follow this file path to access the associated documents for this project: <https://mieplan.mercergov.org/public/1804-251/>

Written Comments: 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.

Applicable Development Regulations: 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 23rd, 2018
Date of Notice of Application (Comment Period): May 7th, 2018 through June 6th 2018

The application 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

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

PUBLIC NOTICE OF APPLICATION



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

| | |
|--|---|
| File Nos.: | ADU18-006 |
| Description of Request: | A request for an Accessory Dwelling Unit (ADU) Permit Application. The applicant has proposed to reconstruct an existing ADU with fire damage and add ~196sf. The proposed ADU with the addition is ~767sf. |
| Applicant / Owner: | Brad Sturman (Sturman Architects) / Eric and Julie Lund |
| Location of Property: | 8252 Avalon Drive, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel number: 312405-9036 |
| SEPA Compliance: | The proposal is categorically exempt from SEPA review per WAC 197-11-800 (6). |
| Project Documents: | Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/ADU18-006/ |
| Written Comments: | 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 an Accessory Dwelling Unit Permit Application 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 ADU code regulations are in MICC 19.02 (19.02.030).

Other Associated Permits:

Building Permit # 1711-269

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: April 25, 2018
Determined to Be Complete: May 1, 2018
Bulletin Notice: May 7, 2018
Date Mailed: May 7, 2018
Date Posted on Site: May 7, 2018
Comment Period Ends: 5:00PM on June 6, 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:

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



DETERMINATION OF NON-SIGNIFICANCE (DNS)

Application Nos.: **SEP17-033 (SHL17-031)**

Description of proposal: **A request for a Shoreline Exemption approval for an addition to an existing pier. The new addition is to be 6' by 15' 1". Two new piles will be installed to support this new addition. One new boatlift is also proposed to be installed. Maintenance of the existing dock is currently permitted by a permit issued on February 6, 2017, SHL16-026. The work authorized by SHL16-026 has not yet occurred.**

Proponent: **Ted Burns, Seaborn Pile Driving/ Peter Silver**

Location of proposal: **4122 100th Ave SE, Mercer Island WA 98040;
Identified by King County Assessor tax parcel number 413190-0045**

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/SHL17-031> and [SEP17-033/](https://mieplan.mercergov.org/public/SEP17-033/)**

Possible critical area and shoreline impacts are addressed by Mercer Island City Code Chapter 19.07. In addition, the proposed boat lift and pier addition 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: **Nicole Gaudette, Senior Planner
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
Phone: (206) 275-7719**

Email: nicole.gaudette@mercergov.org

Date: **May 7, 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 N/A** 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.

✓
_____ 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 (**by May 29, 2018**) as defined in RCW 90.58.140(6). Within seven days of the filing of any petition for review with the Board, the petitioner shall serve copies of the petition on the Washington State Department of Ecology, the Office of the Attorney General, and the City of Mercer Island. More information on this process can be found on the Shoreline Hearing Board's website: http://www.eho.wa.gov/Boards_SHB.aspx or by calling (360)664-9160.

NOTICE OF DECISION



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

- File No.:** SUB15-024
- Description:** A request to obtain Preliminary Short Plat Approval to subdivide a 18,034 square foot parcel into two separate lots in the R-8.4 zone. The existing structures and hard surfaces were removed prior to the installation of utilities and the private driveway associated with the new lots. Two trees were removed and six replacement trees have been planted.
- Applicant/
Owner:** Todd McHugh of Dean Homes Inc./ Dean Homes Inc. P.O. 3545 Bellevue, WA 98009
- Location of Property:** 8424 SE 37th St., Mercer Island, WA 98040;
Identified by King County Assessor's tax parcel numbers 502190-0090
- SEPA Determination:** The proposal is categorically exempt from the State Environmental Policy Act (SEPA) per 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 final short plat 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 sections 19.02, 19.07, 19.08, 19.09, 19.10, and 19.15 of the Mercer Island City Code.
- Project
Documents:** Please follow this file path to access the associated documents for this project: <https://mieplan.mercergov.org/public/SUB15-024/>
- Other Associated
Permits:** 1605-201 (rebuild of house), 1608-016 (site development), 1704-001 (trees), 1706-170 (demolition), 1706-171 and 1706-172 (side sewer), 1706-174 (water meter) 1706-175 (haul route), 1706-176 (utilities), DEV16-033 (impervious surface deviation), DEV16-032 (impervious surface deviation)
- Decision:** SUB15-042 for a final two (2) lot short plat is hereby **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: November 30, 2015
Date Determined to Be Complete: December 4, 2015
Date of Public Notice of Application: December 21, 2015
Comment Period was provided from December 21, 2015 through January 4, 2016
Appeal Filing Deadline: 5:00 PM on May 21, 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:

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