

WEEKLY PERMIT BULLETIN

CITY OF MERCER ISLAND
DEVELOPMENT SERVICES GROUP



Monday
May 13, 2013

Additional Information

Project information and files may be reviewed at Mercer Island City Hall, Development Services Group, 9611 SE 36th Street, Mercer Island. Any person has the right to comment on an application, receive notice of and participate in any hearings, and request a copy of the decision once made. Comments on applications must be submitted to the Development Services Group in writing and contain your name and address and the project number and location. The deadline for submitting written comments is listed in the Notice of Application for each project. If a public hearing is required, testimony may also be given at the public hearing. Timely submittal of written comments or providing testimony at a public hearing on a project will allow you to become a "party of record" which establishes legal standing to appeal the decision.

Development Services Group

9611 SE 36th Street
Mercer Island, WA 98040

206-275-7729

If you would like to receive future copies of this bulletin, please send a request to:
sung.lee@mercergov.org.

Environmental Review

When the "SEPA Review" field indicates a Threshold 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.

Appeal Information

Parties of record have the right to appeal decisions.

If you desire to file an appeal of a decision that is not appealable to King County Superior Court, the Shoreline Hearings Board, or the Growth Management Hearings Board, you must submit the appropriate form, available from the Development Services Group, and file it with the City Clerk within the time stated in the Notice of Decision. Upon receipt of a timely complete appeal application and appeal fee, an appeal hearing will be scheduled. 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.

For information on filing appeals to King County Superior Court, the State Shoreline Hearing Board or Growth Management Hearings Board, please contact the applicable organization:

- King County Superior Court: 206-296-9300
- State Shoreline Hearing Board: 360-664-9160
- Growth Management Hearings Board: 360-664-9170



DESIGN REVIEW OF MAJOR NEW CONSTRUCTION NOTICE OF APPLICATION AND PUBLIC MEETING

May 13, 2013

NOTICE IS HEREBY GIVEN that an application for Design Review of a major new construction and a parking variance for the property described below has been filed with the City of Mercer Island.

File Nos.: DSR13-006 and SEP13-020

Description of Request: The proposal consists of design review of a major new construction consisting of an approximately 8,000 square foot fire station and an associated parking variance request to reduce the number of required parking spaces from approximately forty to seven.

Applicant : Amy Dedominicis of Tacoma Design Collaborative

Owner: City of Mercer Island

Location of Property: 8473 SE 68th Street, Mercer Island WA 98040;
Identified by King County Assessor tax parcel number 302405-9111

SEPA Compliance: Following review of the submitted 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 WAC 197-11-355, is being used. 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 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 Tuesday, May 28, 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. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments within this fifteen (15) day comment period will become parties of record on these actions.

Public Meetings: As discussed above, pursuant to MICC 19.15.040(D)(4), the applicant is required to participate in preliminary discussions with the Design Commission during the early stages of project design. The preliminary discussions will be conducted at **7:00 PM** during the **Wednesday, May 29, 2013** special Design Commission meeting in the City of Mercer Island Council Chambers located at 9611 SE 36th Street, Mercer Island, Washington. The date and time of the public meeting to discuss the final project design has yet to be determined. When this date is established, the public meeting will be advertised in a subsequent public notice.

**Applicable
Development
Regulations:**

The subject property is located within the Public Institution (P) Zone and is subject to all applicable regulations within Chapter 19.05 of Title 19 of the Mercer Island City Code (MICC). Parking variance requests in the P Zone are governed by MICC 19.05.020(B)(9). Development of property owned by the City is not considered a “regulated improvement” pursuant to MICC 19.16.010(R), and therefore is not subject to formal design review. However, MICC 19.15.040(D)(4) stipulates that the Design Commission hold “preliminary discussions on the proposed project” and “shall review major capital improvements at the completion of the design development phase.” Per MICC 19.05.010(C), major new construction in the P Zone is required to comply with the “applicable sections of Chapter 19.11 MICC, Town Center Development and Design Standards.” The project is also subject to SEPA review per MICC 19.07.120(D), WAC 197-11, and RCW 43.21.

**Other Associated
Permits:**

This project is required to be reviewed under the State Environmental Policy Act (SEPA). Building, tree, grading, and/or right-of-way permits for construction may also be required.

**Additional
Studies Requested:**

At present, no additional studies have been requested. A traffic study and/or a geotechnical report may be required later in the permit review process.

Appeal Rights:

Parties of record have the right to appeal the decision on this action when it is issued. If at that time you desire to file an appeal, you must submit the appropriate form, available from the Development Services Group, and file it with the City Clerk within fourteen (14) days from the date this decision is signed. Upon receipt of a timely complete appeal application and appeal fee, an appeal hearing will be scheduled. 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.

You may review the application and SEPA environmental checklist on file on this matter 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:

Shana Crick, Planner
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7732
shana.crick@mercergov.org

Date of Application: May 10, 2013
Determined to Be Complete: May 10, 2013
Bulletin Notice: May 13, 2013
Date Mailed: May 13, 2013
Date Posted on Site: May 13, 2013
Comment Period Ends: 5:00PM on May 28, 2013



SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS)

Application No.: **SEP13-011**

Description of proposal: **The proposal entails tight-lining a day lighted watercourse reach, which has been eroded due to high flow events. The new pipe will be a 16-inch HDPE pipe, approximately 220 linear feet long. Construction will take approximately one week of time. East Mercer Way will remain open during construction. However, slight traffic delays may occur at times when temporary material and equipment transfer activities take place. Right-of-way area within the vicinity of the 4300 block of East Mercer Way will be used for construction staging and parking purposes. Due to the size of the pipe, review under the State Environmental Policy Act (SEPA) is required. The associated stormwater permit is identified by Mercer Island Development Services Group permit number 1304-052.**

Proponent: **Fred Gu, City of Mercer Island**

Location of proposal: **4300 block East Mercer Way, Mercer Island, WA.**

Lead agency: **City of Mercer Island**

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(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.

_____ There is no comment period on this DNS.

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.

Responsible Official: George Steirer, Principal Planner
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
Phone: (206) 275-7719
Email: george.steirer@mercergov.org

Date: **May 13, 2013**

Signature *George Steirer*

You may appeal this determination to the Responsible Official at the above address, no later than 5:00 PM on May 28, 2013, by filing the City of Mercer Island Appeal Form accompanied by the applicable appeal fee. You should be prepared to make specific factual objections. Please contact the Responsible Official to read or ask about the procedures for SEPA appeals.