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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>	1807-103
<b>Description of Request:</b>	A request for a building permit for a proposed new single family residence. The proposed home is two levels with a gross floor area of about 4206 square feet plus a 444 square foot 2 car garage.
<b>Applicant / Owner:</b>	Jamie/5609 Homes LLC
<b>Location of Property:</b>	4405 88 <sup>th</sup> AVE SE, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel number:7598100210
<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/1807-103/">https://mieplan.mercergov.org/public/1807-103/</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: August 2<sup>nd</sup>, 2018  
Date of Notice of Application (Comment Period): August 13<sup>th</sup> through September 12<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:

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](mailto:andrew.leon@mercergov.org)

# PUBLIC NOTICE OF APPLICATION



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

**File No.:** 1808-022

**Description of Request:** A request for a building permit for a proposed new carport and walkway. The carport is in the front yard and has a gross floor area of about 394 square feet.

**Applicant / Owner:** Phillip Borges

**Location of Property:** 5603 W Mercer Way, Mercer Island, WA, 98040;  
Identified by King County Assessor tax parcel number: 2948900070

**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/1808-022/>

**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:**

Variance application VAR16-006

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: August 2<sup>nd</sup>, 2018

Date of Notice of Application (Comment Period): August 13<sup>th</sup>, 2018 through September 12<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**

# PUBLIC NOTICE OF DECISION



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

- File No.:** DSR18-011
- Description:** A request for Administrative Design Review to install a railing on top of an existing garage parking parapet wall to act as a safety barrier.
- Applicant / Owner:** Travis Anderson of Improcon (on behalf of Islandaire Condominium) – Applicant / Islandaire Condominium Association – Owner
- Location of Property:** 2920 76th AVE SE, Mercer Island, WA 98040; Identified by King County Tax Parcel # 3629100000
- SEPA Determination:** The proposal is categorically exempt from SEPA review per WAC 197-11-800(2)(c).
- Applicable Development Regulations:** Pursuant to MICC 19.15.010(E), an application for administrative design review 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 the following sections of the Mercer Island City Code: MICC 19.11 – Town Center Development and Design Standards, 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/DSR18-011/>
- Other Associated Permits:** Future 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.

**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: June 18, 2018  
Date Determined to Be Complete: July 10, 2017  
Date Notice of Decision Issued: August 13, 2018  
Appeal Filing Deadline: 5:00 PM on Tuesday August 27, 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:**

Sung H. Lee, Planner  
Development Services Group  
City of Mercer Island  
9611 SE 36th Street  
Mercer Island, WA 98040  
[sung.lee@mercergov.org](mailto:sung.lee@mercergov.org)

# PUBLIC NOTICE OF APPLICATION



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

- File Nos.:** SHL18-014 (SEP18-010)
- Description of Request:** A request for a Substantial Development Permit for expanding the existing dock by adding a 25 foot by 6-foot-wide walkway with a grated deck. The scope of work also includes driving five (5) new wood piles for the extension, installing one boatlift, and repairing the existing dock by replacing 50% of the existing wood decking with grated decking. The proposal also includes a shoreline planting plan.
- Applicant/ Owner:** Ted Burns (Seaborn Pile Driving Co.) / Yuhui Shi
- Location of Property:** 6031 77th Ave SE Mercer Island WA 98040  
Identified by King County Assessor tax parcel number: 4097100070
- SEPA Compliance:** Following review of the submitted State Environmental Policy Act (SEPA) 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.
- Project Documents:** Please follow this file path to access the associated documents for this project: <https://mieplan.mercergov.org/public/SHL18-014/>
- Written Comments:** **This may be the only opportunity to comment on the environmental impacts of 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 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 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 (19.07.110 and 19.07.120).

**Other Associated Permits:**

SEP18-010 and a future building permit is anticipated.

**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: May 31, 2018  
Determined to Be Complete: July 20, 2018  
Bulletin Notice: August 13, 2018  
Date Mailed: August 13, 2018  
Date Posted on Site: August 13, 2018  
Comment Period Ends: 5:00PM on September 12, 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:

Liz Thompson, Planner  
Development Services Group  
City of Mercer Island  
9611 SE 36th Street  
Mercer Island, WA 98040  
[liz.thompson@mercergov.org](mailto:liz.thompson@mercergov.org)

# 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 \$6,869.51 and is therefore exempt from the substantial development permit process under WAC 173-27-040(2)(a).
- Applicant / Owner:** Carrie Wernick/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 July 26, 2018 (SEP18-012).
- 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/SHL18-015 and SEP18-012/>
- 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: June 9, 2018  
Date Determined to Be Complete: June 22, 2018  
Public Comment Period: June 25, 2018 through 5:00 PM on July 25, 2018  
Date Notice of Decision Issued: August 13, 2018  
Appeal Filing Deadline: 5:00 PM on Monday August 27, 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)