Development Services Group

WEEKLY PERMIT INFORMATION BULLETIN

A publication of the City of Mercer Island issued weekly providing official notice of land use applications filed and decisions made on development permits

You may review the files on projects at the offices of Development Services, 9611 SE 36th St, Mercer Island. Comments on proposals are accepted for a period of not less than fourteen (14) days from the date of publication of this bulletin. Comments must be in writing and contain your name and address and reference the project number and location. All written comments must be filed with the Development Services Group or if there is a public hearing, testimony may be given at the public hearing before a decision is made in order to establish standing to appeal the decision.

When the SEPA field indicates a 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.

PUBLIC NOTICE OF OPEN RECORD HEARING

Project #: ZTR10-003/SEP10-011
Description: Notice is hereby given that an Open Record Hearing will be held before the Mercer Island Planning Commission for proposed amendments to Title 19 of the Mercer Island City Code that would provide for code housekeeping, as well as clarifications regarding placement of building pads on final plats, the moving of buildings, and the determination of lot depth and width. The Mercer Island City Council is expected to consider the Planning Commission's recommendation on this matter at the regular City Council meeting on November 15, 2010.

Location: All lands within the City of Mercer Island
Applicant: City of Mercer Island
Date of Open Record Hearing: The Open Record Hearing will be held at 7:30 PM on September 15, 2010 in the City of Mercer Island Council Chambers located at 9611 SE 36th Street, Mercer Island, Washington.
Date of Application: August 4, 2010
Date Determined to be Complete: August 6, 2010
Comment Period Ends: Only those persons who submitted written comments within the sixteen (16) day comment period, which ran from August 9, 2010 through August 25, 2010, and those parties who testify at the September 15, 2010 Open Record Hearing will be parties of record; and only parties of record will receive the subsequent Notice of Decision on these actions, and be have the right to appeal.

Approvals Required: Zoning Text Revisions are legislative actions per MICC 19.15.010(E) and require City Council approval via Planning Commission recommendation and SEPA review.

SEPA Review: On August 30, 2010, the City issued a Determination of Non-Significance (DNS); 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. This decision was made after review of a completed environmental checklist and other information on file with the lead agency, under the optional DNS process, as specified in WAC 197-11-355.

Staff Contact: Shana Crick, at 206-275-7732 or shana.crick@mercergov.org
NOTICE OF APPLICATION

Project #: DEV10-022
Description: The City of Mercer Island received an application for a deviation from the maximum allowable impervious surface limit. Impervious surfaces are items that prevent water from penetrating into the soil, such as driveways and rooftops. A maximum of 35% of some lots in a residential zone can be covered with impervious surface (subject to certain allowances). The City code allows for the lot to be covered with an additional 5% of impervious surface (for a total of 40% lot coverage) via a deviation application if certain deviation criteria are met. Deviation criteria can be found in MICC 19.02.020(D)(3).

Location: 3029 70th Avenue SE; King County Assessor’s Parcel # 2175100355
Applicant: John Skoglund on behalf of Gary Galeotti
Date of Application: August 16, 2010
Date Determined to be Complete: August 30, 2010
Comment Period Ends: September 13, 2010 at 5:00 PM
Approvals Required: Administrative
SEPA Review: Categorically Exempt per WAC 197-11-800(6)(b)
Staff Contact: Travis Saunders, Planner at 206-275-7717 or travis.saunders@mercergov.org

NOTICE OF APPLICATION

Project #: DEV10-025
Description: The City of Mercer Island received an application for a deviation from the maximum allowable impervious surface limit. Impervious surfaces are items that prevent water from penetrating into the soil, such as driveways and rooftops. A maximum of 35% of some lots in a residential zone can be covered with impervious surface (subject to certain allowances). The City code allows for the lot to be covered with an additional 5% of impervious surface (for a total of 40% lot coverage) via a deviation application if certain deviation criteria are met.

Location: 4403 Forest Avenue SE; King County Assessor’s Parcel # 5482700170
Applicant: Kevin Dallas
Date of Application: August 26, 2010
Date Determined to be Complete: August 30, 2010
Comment Period Ends: September 13, 2010 at 5:00 PM
Approvals Required: Administrative
SEPA Review: Categorically Exempt per WAC 197-11-800(6)(b)
Staff Contact: George Steirer, Principal Planner, at 206-275-7719 or george.steirer@mercergov.org

NOTICE OF DECISION

Project #: DEV10-020
Description: A request for approval of a fence height deviation to allow a 72 inch high fence within a portion of a required yard which lies within 20 feet of an improved street.

SEPA Review: Categorically Exempt per WAC 197-11-800(6)(b)
Location: 1818 70th Avenue SE; King County Assessor’s Parcel # 7355700210
Applicant: Tuan Mattler for Wayne and Tane Larrabee
Decision: Approved subject to three (3) conditions
Appeal Period Ends: September 13, 2010 at 5:00 PM
Staff Contact: Sung Lee, Planner at 206-275-7707 or sung.lee@mercergov.org
NOTICE OF DECISION
Project #: DSR10-011
Description: Administrative design review to install new mechanical equipment and replace existing mechanical equipment on the rooftop of an existing building.
SEPA Review: Categorically Exempt per WAC 197-11-800(2)(e)
Location: 9675 SE 36th Street; King County Assessor’s Parcel # 265500095
Applicant: Daimian Bingham of Evergreen Refrigeration, L.L.C. for Evergreen Professional Estate, L.L.C.
Decision: Approved subject to two (2) conditions
Appeal Period Ends: September 13, 2010 at 5:00 PM
Staff Contact: Shana Crick, Planner at 206-275-7732 or shana.crick@mercergov.org

NOTICE OF DECISION
Project #: SEP10-011/ZTR10-003
Description: A State Environmental Policy Act (SEPA) Checklist for proposed amendments to Title 19 of the Mercer Island City Code to conduct code housekeeping, as well as clarifications regarding placement of building pads on final plats, the moving of buildings, and the determination of lot depth and width.
Location: All lands within the City of Mercer Island
Decision: The lead agency for this proposal has determined that this proposal will 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, as specified in WAC 197-11-355. The lead agency is acting on this proposal following the termination of the comment period, using the optional process. Deadline for comments was August 25, 2010 at 5:00 PM. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This threshold determination was made after review of the completed SEPA checklist and other information on file with the lead agency. This information is available to public on request.
Appeal Period Ends: This decision to issue a Determination of Non-significance (DNS) rather than to require an EIS, and may be appealed pursuant to Section 19.07 of the Mercer Island Unified land Development Code, Environmental Procedures Code. An appeal of this SEPA determination must be made on or before September 13, 2010 at 5:00 PM on the appropriate City forms and accompanied by the applicable appeal fee. Please contact the City Clerk for further information.
Staff Contact: Shana Crick, at 206-275-7732 or shana.crick@mercergov.org

NOTICE OF DECISION
Project #: SHL10-014/SEP10-010
Description: The City of Mercer Island received an application a Shoreline Substantial Development Permit and State Environmental Policy Act (SEPA) checklist for the construction of a fully grated deck, 42 feet long by 6 feet wide on an existing pier. Work is also to include driving two mooring piles adjacent to the proposed finger pier.
SEPA Review: The lead agency for this proposal has determined that this proposal will 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, as specified in WAC 197-11-355. The lead agency is acting on this proposal following the termination of the comment period, using the optional process. Deadline for comments was August 25, 2010 at 5:00 PM. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This threshold determination was made after review of the completed SEPA checklist and other information on file with the lead agency. This information is available to public on request.
Location: 8439 SE 87th Street; King County Assessor’s Parcel # 0736100190
Applicant: Ted Burns, of Seaborn Pile Driving Company for Graham Smith
Decision: Approved subject to thirteen (13) conditions
Appeal Period Ends: Twenty-one (21) days of the date of filing with the Washington State Department of Ecology
Staff Contact: George Steirer, Principal Planner, at 206-275-7719 or george.steirer@mercergov.org
NOTICE OF DECISION
Project #: SHL10-020
Description: A Shoreline Exemption Permit to repair two (2) existing wood mooring piles by attaching a HDPE pipe pilling over the existing piles. No additional pilings are proposed. No expansion of the existing pier is proposed.
SEPA Review: Categorically Exempt per WAC 197-11-800(3)
Location: 7030 North Mercer Way; King County Assessor’s Parcel # 7355700020
Applicant: Ted Burns of Seaborn Pile Driving Company for John Peterson
Decision: Approved subject to eight (8) conditions
Appeal Period Ends: September 13, 2010 at 5:00 PM
Staff Contact: Sung Lee, Planner at 206-275-7707 or sung.lee@mercergov.org

NOTICE OF DECISION
Project #: SHL10-022
Description: A Shoreline Exemption Permit to remove existing decking over a 14’ x 20’ boat moorage, and replacement of existing solid surface decking with grated decking. No additional pilings are proposed. No expansion of the existing pier is proposed.
SEPA Review: Categorically Exempt per WAC 197-11-800(3)
Location: 8715 85th Avenue SE; King County Assessor’s Parcel # 0736100180
Applicant: Ted Burns of Seaborn Pile Driving Company for Tim and Lori Stone
Decision: Approved subject to seven (7) conditions
Appeal Period Ends: September 13, 2010 at 5:00 PM
Staff Contact: Travis Saunders, Planner at 206-275-7717 or travis.saunders@mercergov.org

In order to appeal a project decision, you must have filed a written comment or testified at the public hearing before the decision was made. Please contact the City Clerk’s office at 206-275-7793 for information on how to file an appeal.

Correspondence should be directed to the contact person at the following address:
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
206-275-7729

Please note that the City provides notice of decisions to the King County Department of Assessment, as required by State Law (RCW 36.70B.130). Pursuant to RCW 84.41.030(1), affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation by contacting the King County Department of Assessment at (206) 296-7300.

IF YOU WOULD LIKE TO RECEIVE FUTURE COPIES OF THIS BULLETIN, PLEASE FILL OUT THIS FORM AND RETURN IT TO THE MAILING ADDRESS ABOVE, OR BY EMAILING THE INFORMATION TO sung.lee@mercergov.org.

ATTENTION: PLEASE ADD ME TO THE BULLETIN MAILING LIST
NAME:
E-MAIL ADDRESS:
PHONE: