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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 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  
AND DECISION**

# PUBLIC NOTICE OF DECISION



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

**File No.:** 1709-164

**Description:** A request for a building permit for a proposed new single family residence. The proposed home is three levels with a gross floor area of about 5,750 square feet.

**Applicant / Owner:** Jim Dearth / New Horizon Real Estate Development

**Location of Property:** 8375 E Mercer Way, Mercer Island, WA, 98040;  
Identified by King County Assessor tax parcel number: 0321100145

**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/>

**Project Documents:** Please follow this file path to access the associated documents for this project:  
<https://mieplan.mercergov.org/public/1709-164/>

**Decision:** Approved subject to conditions.

**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 Complete Application: October 17, 2017  
Public Comment Period: October 30, 2017 through 5:00 PM on November 29, 2017  
Date Notice of Decision Issued: November 13, 2018  
Appeal Filing Deadline: 5:00 PM on Monday November 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:

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 DECISION



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

- File No.:** 1806-010
- Description:** A request for a building permit for a proposed new single family residence. The proposed home is two levels plus a basement with a gross floor area of about 4507 square feet with an attached garage of 910 square feet.
- Applicant / Owner:** Bree Medley / Kimberly & Philip Kamolz
- Location of Property:** 8470 Benotho PL, Mercer Island, WA, 98040;  
Identified by King County Assessor tax parcel number:0736100120
- 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/>
- Project Documents:** Please follow this file path to access the associated documents for this project:  
<https://mieplan.mercergov.org/public/1806-010/>
- Decision:** Approved subject to conditions.
- 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 Complete Application: June 19, 2018  
Public Comment Period: July 2, 2018 through 5:00 PM on August 1, 2018  
Date Notice of Decision Issued: November 13, 2018  
Appeal Filing Deadline: 5:00 PM on Monday November 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:

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 DECISION



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

**File No.:** 1808-022

**Description:** 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

**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/>

**Project Documents:** Please follow this file path to access the associated documents for this project:  
<https://mieplan.mercergov.org/public/1808-022/>

**Decision:** Approved subject to conditions.

**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 Complete Application: August 2, 2018  
Public Comment Period: August 13, 2018 through 5:00 PM on September 12, 2018  
Date Notice of Decision Issued: November 13, 2018  
Appeal Filing Deadline: 5:00 PM on Monday November 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)

**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 No:** SEP18-021

**Description of Request:** A request for a SEPA Threshold Determination. The proposed scope of work is construction of a new single-family residence on a vacant lot including a stormwater conveyance crossing a Type 3 watercourse.

**Applicant:** Paul Maksimchuk, Four Seasons Homes, LLC

**Owner:** Four Seasons Homes, LLC

**Location of Property:** 4634 E Mercer, Mercer Island, WA, 98040;

Identified by King County Assessor tax parcel number: 755870-0008

**Project Documents:** Please follow this file path to access the associated documents for this project: <https://mieplan.mercergov.org/public/CAO17-007/>

**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:** Pursuant to MICC 19.15.030 a public hearing is not required for a SEPA Threshold Determination.

**Applicable Development Regulations:** Applications for a SEPA Threshold Determination are required to be processed as a Type III approval pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type 3 approvals are further detailed in MICC 19.15.030. SEPA procedures are contained in 19.07.120.

**Other Associated Permits:** CAO17-007 and 1507-166REV.

**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: November 7, 2018  
Determined to Be Complete: November 9, 2018  
Bulletin Notice: November 13, 2018  
Date Mailed: November 13, 2018  
Date Posted on Site: November 13, 2018  
Comment Period Ends: 5:00PM on December 13, 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)

# **TYPE 2 PERMIT PUBLIC NOTIFICATIONS**

<b>File Nos.:</b>	ADU18-009
<b>Description of Request:</b>	An ADU application for a 645 square foot ADU on the ground floor of an existing residence.
<b>Applicant:</b>	Michele Schuler
<b>Location of Property:</b>	8221 SE 36th Street, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel number: 122404-9064
<b>Public Documents:</b>	Please follow this file path to access the associated documents for this project: <a href="https://mieplan.mercergov.org/public/ADU18-009/">https://mieplan.mercergov.org/public/ADU18-009/</a>
<b>Application Date:</b>	November 8, 2018
<b>Assigned Planner:</b>	Nicole Gaudette, Senior Planner (206) 275-7719 <a href="mailto:nicole.gaudette@mercergov.org">nicole.gaudette@mercergov.org</a>

<b>File Nos.:</b>	ADU18-010
<b>Description of Request:</b>	An ADU application for an 855 square foot ADU to be added onto the second floor of an existing residence.
<b>Applicant:</b>	Emily Wold
<b>Location of Property:</b>	4744 89 <sup>th</sup> Ave SE, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel number: 019110-1170
<b>Public Documents:</b>	Please follow this file path to access the associated documents for this project: <a href="https://mieplan.mercergov.org/public/ADU18-010/">https://mieplan.mercergov.org/public/ADU18-010/</a>
<b>Application Date:</b>	November 8, 2018
<b>Assigned Planner:</b>	Nicole Gaudette, Senior Planner (206) 275-7719 <a href="mailto:nicole.gaudette@mercergov.org">nicole.gaudette@mercergov.org</a>

<b>File Nos.:</b>	CAO18-009
<b>Description of Request:</b>	Critical Areas Determination to expand a deck on a steep slope.
<b>Applicant:</b>	Brad Sturman
<b>Location of Property:</b>	4884 Forest Ave, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel number: 257490-0080
<b>Public Documents:</b>	Please follow this file path to access the associated documents for this project: <a href="https://mieplan.mercergov.org/public/CAO18-009/">https://mieplan.mercergov.org/public/CAO18-009/</a>
<b>Application Date:</b>	November 1, 2018
<b>Assigned Planner:</b>	Andrew Leon, Planner (206) 275-7720 <a href="mailto:andrew.leon@mercergov.org">andrew.leon@mercergov.org</a>

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<b>File Nos.:</b>	CAO18-010
<b>Description of Request:</b>	Critical Areas Determination to construct two retaining walls on a steep slope.
<b>Applicant:</b>	Ronald and Maura Beresky
<b>Location of Property:</b>	8100 SE 48 <sup>th</sup> ST, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel number: 404510-0085
<b>Public Documents:</b>	Please follow this file path to access the associated documents for this project: <a href="https://mieplan.mercergov.org/public/CAO18-010/">https://mieplan.mercergov.org/public/CAO18-010/</a>
<b>Application Date:</b>	November 6, 2018
<b>Assigned Planner:</b>	Andrew Leon, Planner (206) 275-7720 <a href="mailto:andrew.leon@mercergov.org">andrew.leon@mercergov.org</a>