



Report powered by

## DEVELOPMENT SERVICES GROUP

# WEEKLY PERMIT INFORMATION BULLETIN

REPORT DATE: 11/18/2013

A PUBLICATION OF THE CITY OF MERCER ISLAND ISSUED WEEKLY TO PROVIDE 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 must also include the project number and location. All written comments must be filed with the Development Services Group. 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 APPLICATION

**Project #:** CAO13-005

**Description:** A Critical Areas Determination for the reduction of a Type 2 watercourse buffer from 50 feet to 25 feet to accommodate the construction of a single family residence.

**Status:** IN\_REVIEW

**Address:** 8032 SE 45TH ST [Click Here For Map](#)

**KC Assessor's Parcel:** 7700100070

**Applicant:** ACH HOMES LLC

**Owner:** ACH HOMES LLC

**Date of Application:** Wednesday, October 16, 2013

**Date Determined to be Complete:** Wednesday, November 13, 2013

**End of Comment Period:** Monday, December 2, 2013 at 5:00 PM

**Applicable Regulations:** Chapter 19.07.070 MICC

**Decision Authority:** Code Official

**SEPA Review:** Categorically exempt per WAC 197-11-800(6)

**Staff Contact:** Travis Saunders

**Staff Email:** Travis.Saunders@mercergov.org

**Staff Phone:** (206)275-7717

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
	1310-091	BUILDING		
	1310-092	WATERSERVICE		
	1310-093	PLUMBING		
	1310-096	ELECTRICAL		
	1310-097	SIDSEWER		
	1310-098	SIDSEWER		
	1310-099	STORMWATER		
	1310-100	RIGHTOFWAY USE		



Report powered by

## DEVELOPMENT SERVICES GROUP

# WEEKLY PERMIT INFORMATION BULLETIN

REPORT DATE: 11/18/2013

A PUBLICATION OF THE CITY OF MERCER ISLAND ISSUED WEEKLY TO PROVIDE OFFICIAL NOTICE OF LAND USE APPLICATIONS FILED AND DECISIONS MADE ON DEVELOPMENT PERMITS.

### PUBLIC NOTICE OF APPLICATION, NOTICE OF OPEN RECORD PUBLIC HEARING, AND PUBLIC MEETING

**Project #:** SUB13-009 and SEP13-031

**Description:** A request for preliminary long plat approval to subdivide one existing parcel into eighteen (18) lots.

**Status:** IN\_REVIEW

**Address:** 3051 84TH AVENUE SE [Click Here For Map](#)

**KC Assessor's Parcel:** 1224049010

**Applicant:** WES GIESBRECHT OF MERCER ISLAND 84TH LIMITED PARTNERSHIP

**Owner:** MYER COVAL

**Date of Application:** Tuesday, July 30, 2013

**Date Determined to be Complete:** Friday, November 8, 2013

**End of Comment Period:** Wednesday, December 11, 2013 at 5:00 PM

**Applicable Regulations:** Pursuant to Mercer Island City Code (MICC) 19.15.010(E), an application for a preliminary long plat is required to be processed as a Discretionary Action. Processing requirements for Discretionary Actions are further detailed in MICC 19.15.020. The project will be reviewed for consistency with the following sections of the of the Mercer Island City Code: MICC 19.02 – Residential, MICC 19.06 – General Regulations, MICC 19.07 – Environment, MICC 19.08 – Subdivisions, MICC 19.09 – Property Development, MICC 19,15 - Administration, and MICC 19.16 - Definitions. The project is also subject to SEPA review per MICC 19.07.120, WAC 197-11, and RCW 43.21C.

**Decision Authority:** City Council with recommendation from the Planning Commission

**SEPA Review:** 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 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 EIS is prepared. A copy of the subsequent threshold determination for this specific proposal may be obtained upon request. The conditions being considered to mitigate potential environmental impacts include:

1. The applicant shall provide a five foot wide pedestrian path from 84th Ave. SE westerly adjacent to the plat access road and then south between lots 9 and 10 to the south property line. The path shall be paved along the access road then gravel to south property line. Provide a minimum seven foot wide pedestrian easement centered on the path and then ten feet along south property line of lot 10. The location and width of the path and easement may be modified with the approval of the City Engineer.



Report powered by

**DEVELOPMENT SERVICES GROUP**

**WEEKLY PERMIT INFORMATION BULLETIN**

REPORT DATE: 11/18/2013

A PUBLICATION OF THE CITY OF MERCER ISLAND ISSUED WEEKLY TO PROVIDE OFFICIAL NOTICE OF LAND USE APPLICATIONS FILED AND DECISIONS MADE ON DEVELOPMENT PERMITS.

2. The applicant shall dedicate 30 feet of ROW along 84th Ave. SE abutting the site.
3. The applicant shall provide an 8.5 foot wide unobstructed gravel shoulder along 84th Ave. SE abutting the site as directed by the City Engineer.
4. The applicant shall inspect the condition of the existing drainage pipe on proposed lot 7 and replace if needed as directed by the City Engineer.
5. The applicant shall construct a stormwater conveyance system across the site to continue the unimpeded flow of stormwater from the existing storm drainage system discharging onto lot 7 across the site to the north property line of proposed lot 16.
6. The applicant shall provide a 25 foot wide utility easement along the south side of plat over the existing eight inch water main.
7. The applicant shall include in the covenants, conditions, and restrictions (CC&Rs) a restriction from building fences across all easements on the site.
8. Pursuant to MICC 19.10.040(B)(2), the applicant shall use “reasonable best efforts,” as determined by the City Arborist, to preserve trees on site – particularly within geohazard areas. Site development (installation of utilities and other required improvements) as well as siting of residences on the proposed lots must be conducted with the priority of preserving large (regulated) trees.
9. Development on steep slopes (any slope of 40 percent or greater calculated by measuring the vertical rise over any 30-foot horizontal run) shall be minimized. MICC 19.16.010 (Development)(2)(a) defines “development” as “The alteration of the natural environment through the construction or exterior alteration of any building or structure, whether above or below ground or water, and any grading, filling, dredging, draining, channelizing, cutting, topping, or excavation associated with such construction or modification.”
10. Site development and subsequent residential construction are subject to the provisions of WAC 173-60. Mitigation measures may be required to limit noise impacts from construction equipment.

**Staff Contact:** Shana Crick  
**Staff Email:** Shana.Crick@mercergov.org  
**Staff Phone:** (206)275-7732

<b>Related Permits/Projects:</b>	Permit Number	Permit Type	Project Number	Project Type
			SEP13-031	SEPA



Report powered by

DEVELOPMENT SERVICES GROUP

**WEEKLY PERMIT INFORMATION BULLETIN**

REPORT DATE: 11/18/2013

A PUBLICATION OF THE CITY OF MERCER ISLAND ISSUED WEEKLY TO PROVIDE OFFICIAL NOTICE OF LAND USE APPLICATIONS FILED AND DECISIONS MADE ON DEVELOPMENT PERMITS.

**NOTICE OF DECISION**

**Project #:** DEV13-032

**Description:** The City of Mercer Island received an application for a fence height deviation. Fences or retaining walls that are located within a required building setback yard that lies within 20 feet of an improved street are limited to a maximum height of 42 inches. However, the Mercer Island City Code (MICC) allows for a height deviation to increase the maximum allowed height from 42 inches to 72 inches for fences, gates and walls within 20 feet of an improved street if certain criteria are met.

**Status:** APPROVED

**Address:** 1614 ROANOKE WAY [Click Here For Map](#)

**KC Assessor's Parcel:** 7355700055

**Applicant:** GELOTTE HOMMAS ARCHITECTURE

**Owner:** SINGITA PROPERTIES, LLC

**Date of Application:** Friday, August 30, 2013

**Date Determined to be Complete:** Friday, October 4, 2013

**End of Appeal Period:** Monday, December 2, 2013 at 5:00 PM

**Applicable Regulations:** MICC 19.01.070 and 19.02.050(F)

**Decision Authority:** Code Official

**SEPA Review:** Categorically exempt per WAC 197-11-800(6)(b)

**Staff Contact:** Sung Lee

**Staff Email:** Sung.Lee@mercergov.org

**Staff Phone:** (206)275-7707

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
	1309-084	BUILDING	DEV13-034	IMPERVIOUS SURFACE DEVIATION
	1309-159	WATERSERVICE	SEP13-033	SEPA



Report powered by

DEVELOPMENT SERVICES GROUP

# WEEKLY PERMIT INFORMATION BULLETIN

REPORT DATE: 11/18/2013

A PUBLICATION OF THE CITY OF MERCER ISLAND ISSUED WEEKLY TO PROVIDE OFFICIAL NOTICE OF LAND USE APPLICATIONS FILED AND DECISIONS MADE ON DEVELOPMENT PERMITS.

## NOTICE OF DECISION

**Project #:** DEV13-034

**Description:** The City of Mercer Island received an application for a deviation from the maximum allowed impervious surface limit. Impervious surfaces are items that prevent water from penetrating into the soil, such as driveways and rooftops. A maximum of 40% of some lots in residential zones can be covered with impervious surfaces (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 45% lot coverage) via a deviation application if certain deviation criteria are met. The applicant is requesting a deviation to allow for a maximum coverage of 45%.

**Status:** APPROVED

**Address:** 1614 ROANOKE WAY [Click Here For Map](#)

**KC Assessor's Parcel:** 7355700055

**Applicant:** GELOTTE HOMMAS ARCHITECTURE

**Owner:** SINGITA PROPERTIES, LLC

**Date of Application:** Friday, August 30, 2013

**Date Determined to be Complete:** Friday, October 4, 2013

**End of Appeal Period:** Monday, December 2, 2013 at 5:00 PM

**Applicable Regulations:** MICC 19.02.020(D)(3)

**Decision Authority:** Code Official

**SEPA Review:** Categorically exempt per WAC 197-11-800(6)(b)

**Staff Contact:** Sung Lee  
**Staff Email:** Sung.Lee@mercergov.org  
**Staff Phone:** (206)275-7707

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
	1309-084	BUILDING	DEV13-032	FENCE HEIGHT DEVIATION
	1309-159	WATERSERVICE	SEP13-033	SEPA



Report powered by

DEVELOPMENT SERVICES GROUP

**WEEKLY PERMIT INFORMATION BULLETIN**

REPORT DATE: 11/18/2013

A PUBLICATION OF THE CITY OF MERCER ISLAND ISSUED WEEKLY TO PROVIDE OFFICIAL NOTICE OF LAND USE APPLICATIONS FILED AND DECISIONS MADE ON DEVELOPMENT PERMITS.

**NOTICE OF DECISION**

**Project #:** DEV13-037

**Description:** An application for a fence height deviation. Fences or retaining walls that are located within a required building setback yard that lies within 20 feet of an improved street are limited to a maximum height of 42 inches. However, the Mercer Island City Code (MICC) allows for a height deviation to increase the maximum allowed height from 42 inches to 72 inches for fences, gates and walls within 20 feet of an improved street, if certain criteria are met.

**Status:** APPROVED

**Address:** 6053 ISLAND CREST WAY [Click Here For Map](#)

**KC Assessor's Parcel:** 1924059046

**Applicant:** MCCLELLAN ARCHITECTS

**Owner:** MI FUNNY FARM

**Date of Application:** Monday, September 16, 2013

**Date Determined to be Complete:** Monday, October 7, 2013

**End of Appeal Period:** Monday, December 2, 2013 at 5:00 PM

**Applicable Regulations:** 19.01.070 and 19.02.050(F)

**Decision Authority:** Code Official

**SEPA Review:** Categorically exempt per WAC 197-11-800(6)(b)

**Staff Contact:** Travis Saunders  
**Staff Email:** Travis.Saunders@mercergov.org  
**Staff Phone:** (206)275-7717

**Related Permits/Projects:**

Permit Number	Permit Type	Project Number	Project Type
1307-043	GRADING		



Report powered by

DEVELOPMENT SERVICES GROUP

**WEEKLY PERMIT INFORMATION BULLETIN**

REPORT DATE: 11/18/2013

A PUBLICATION OF THE CITY OF MERCER ISLAND ISSUED WEEKLY TO PROVIDE OFFICIAL NOTICE OF LAND USE APPLICATIONS FILED AND DECISIONS MADE ON DEVELOPMENT PERMITS.

**NOTICE OF DECISION**

**Project #:** SUB13-006

**Description:** A request for preliminary short plat approval to subdivide one existing 30,668 square feet lot into three (3) building lots.

**Status:** APPROVED

**Address:** 2976 74TH AVE SE [Click Here For Map](#)

**KC Assessor's Parcel:** 5315100885

**Applicant:** JAYMARC HOMES AT CLISE PARK LLC

**Owner:** JAYMARC HOMES AT CLISE PARK LLC

**Date of Application:** Tuesday, April 23, 2013

**Date Determined to be Complete:** Tuesday, May 21, 2013

**End of Appeal Period:** Monday, December 2, 2013 at 5:00 PM

**Applicable Regulations:** Chapter 19.08 MICC

**Decision Authority:** Code Official

**SEPA Review:** Categorically exempt per WAC 197-11-800(6)(a)

**Staff Contact:** Travis Saunders  
**Staff Email:** Travis.Saunders@mercergov.org  
**Staff Phone:** (206)275-7717

<b>Related Permits/Projects:</b>	<b>Permit Number</b>	<b>Permit Type</b>	<b>Project Number</b>	<b>Project Type</b>
	1311-059	BUILDING		
	1311-090	BUILDING		