
CITY OF MERCER ISLAND

COMMUNITY PLANNING AND DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



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. The City will accept public comments at any time prior to the closing of the record of an open record predecision hearing, if any, or if no open record predecision hearing is provided, prior to the decision on the project land use review.

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 Type 4 permits. For a list of Type 4 (IV) permits, please refer to MICC 19.15.030 Table A. 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.

**BUILDING 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 Nos.: 1809-216

Permit Type: Type 3

Description of Request: 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 3,518 square feet plus attached 2 car garage.

Applicant / Owner: Frank Imani / Mercer View 8216 LLC

Location of Property: 8216 SE 26TH ST, Mercer Island, WA, 98040;
Identified by King County Assessor tax parcel number:7365600030

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/1809-216/>

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:	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 19.15.030 Table B a public hearing is not required for Type 1-3 permits.
Application Process Information:	Date of Complete Application: November 27 th , 2018 Date of Notice of Application (Comment Period): December 3 rd , 2018 through January 2 nd , 2019

The application is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36th Street, Mercer Island, Washington.

Project Contact:
Andrew Leon, Planner
Community Planning & Development
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7720
Andrew.leon@mercergov.org

**LAND USE PERMIT NOTICE OF APPLICATION
AND DECISION**

PUBLIC NOTICE OF OPEN RECORD HEARING



NOTICE IS HEREBY GIVEN that the City of Mercer Island Planning Commission will hold public meetings and a public hearing for the amendments to the Mercer Island City Code and an associated re-zone as described below:

File Nos.: ZTR18-004 and RZN18-001

Description of Request: The Planning Commission is holding public meetings and a public hearing for a code amendment to create a new zoning designation, the Community Facilities zone. If adopted, the code amendment will be accompanied by the re-zone of the Stroum Jewish Community Center, French American School of Puget Sound, and Herzl-Ner Tamid properties from R-8.4, R-9.9, C-O, and B, to Community Facilities.

Representative/ Property Owner: G. Richard Hill (McCullough Hill Leary, PS)/ Stroum Jewish Community Center, French American School of Puget Sound, and Herzl-Ner Tamid Conservative Congregation

Location of Property: 3801, 3700, 3602, and 3795 E Mercer Way, and 3809 and 3901 97 Avenue SE, and 9740, 9756, and 9824 SE 40th Street, and 3975 99th Ave SE Mercer Island, WA 98040
Identified by King County Assessor tax parcel numbers: 265550-0137, 1515600-0010, 082405-9045, 210700-0010, 265550-0115, 265550-0166, 265550-0168, 265550-0165, 265550-0169, 265550-0167, 265550-0136, and 265550-0132.

Public Meetings, Public Hearing, and Public Comment: Community outreach public meetings are scheduled on the proposed code amendment and associated re-zone.

- **Thursday, December 13, 2018 at 6:00 p.m.** at the Mercer Island Community and Event Center located at 2040 84th Ave NE, Mercer Island, WA.
- **Thursday, January 24, 2019 at 6:00 p.m.** at the Mercer Island Community and Event Center located at 2040 84th Ave NE, Mercer Island, WA.

The Planning Commission will also review the proposed code amendment and associated re-zone at their regularly scheduled public meetings starting at **6:00 p.m. on Wednesdays, January 30, 2019 and February 20, 2019** in the City Council Chambers, located at 9611 SE 36th St, Mercer Island, WA.

A public hearing on the proposed code amendment and associated re-zone has been scheduled before the City of Mercer Island Planning Commission on **Wednesday, April 3, 2019 at 6:00 p.m.** in the City Council Chambers, located at 9611 SE 36th St, Mercer Island, WA.

The Planning Commission shall accept verbal or written public comments at any time prior to the closing of the public hearing.

**Written
Comments:**

Written comments on these proposals may be submitted to the City of Mercer Island either by email to nicole.gaudette@mercergov.org , submitted 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 proposed code amendments and associated re-zone and request to receive notice of future public hearings if scheduled.

**SEPA
Compliance:**

A SEPA threshold determination will be issued before a decision issued pursuant to WAC 197-11-340.

**Project
Documents:**

Please follow this file path to access the associated documents for this project: <https://mieplan.mercergov.org/public/ZTR18-004 and RZN18-001/>
Documents will continually be added to this file as the process moves forward.

**Applicable
Development
Regulations:**

The proposed code amendment and associated re-zone will be processed consistent with the provisions of MICC 19.15.240, .250, and .260. The proposed code amendments and associated re-zone will be reviewed for consistency with the Mercer Island Comprehensive Plan Land Use Element.

**Other Associated
Projects:**

The proposed code amendment and associated re-zone were preceded by CPA17-002, a Comprehensive Plan Amendment.

**Environmental
Documents:**

None.

Appeal Rights:

Parties of record have the right to appeal the decisions on these actions when they are issued. There is no local administrative appeal of legislative actions by the City Council. An appeal of a legislative action is filed with the Central Puget Sound Growth Management Hearings Board pursuant to RCW 36.70A.280. There is a 180-day timeline controlling the appeal. Rules and procedure before the GMHB may be found in WAC 242-03.

Nicole Gaudette, Senior Planner
Community Planning & Development
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7719
nicole.gaudette@mercergov.org

The project is available for review at the City of Mercer Island, Community Planning and Development, 9611 SE 36th Street, Mercer Island, Washington. Written comments and/or requests for information should be referred to the planner listed above.



DETERMINATION OF NON-SIGNIFICANCE (DNS)

Application Nos.: **SEP18-010 (SHL18-014)**

Description of proposal: **Review under the State Environmental Policy Act (SEPA) for repairs to an existing pier, extending the pier by 25 feet, and moving an existing jetski lift to a new location. Some existing decking will be replaced with grated decking, and all new portions of the pier will be grated decking.**

Proponent: **Ted Burns (Seaborn Pile Driving)**

Owner: **Yuhui Shi**

Location of proposal: **6031 77th Ave SE, Mercer Island WA 98040;
Identified by King County Assessor tax parcel number 4097100070**

Lead agency: **City of Mercer Island**

Project Documents: **Please follow this file path to access the associated documents for this project: <https://mieplan.mercergov.org/public/SHL18-014 and SEP18-010/>**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist. This information is available to the public on request.

_____ There is no comment period for 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. Comments must be submitted by _____.

Responsible Official: **Nicole Gaudette, Senior Planner**
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
Phone: (206) 275-7704
Email: nicole.gaudette@mercergov.org

Date: **December 3, 2018** Signature:

APPEAL INFORMATION

This decision to issue a Determination of Non-significance (DNS) rather than to require an EIS may be appealed pursuant to Section 19.07 of the Mercer Island Unified Land Development Code, Environmental procedures.



_____ Any party of record may appeal this determination to the City Clerk at 9611 SE 36th Street Mercer Island, WA 98040 no later than **5:00 PM on Monday December 17, 2018** by filing a timely and complete appeal application and paying the appeal fee. You should be prepared to make specific factual objections. Contact the City Clerk to read or ask about the procedures for SEPA appeals. 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.

_____ There is no agency appeal.

TYPE 2 PERMIT PUBLIC NOTIFICATIONS

File Nos.:	DSR18-020
Description of Request:	An administrative design review application for rooftop solar panels at Mercer Island United Church of Christ.
Applicant:	Kristy Royce, Sun Path Electric
Location of Property:	4545 Island Crest Way, Mercer Island WA, 98040; Identified by King County Assessor tax parcel number: 759810-0630
Public Documents:	Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/DSR18-020/
Complete Application Date:	November 27, 2018
Assigned Planner:	Andrew Leon, Planner (206) 275-7720 andrew.leon@mercergov.org

File Nos.:	ADU18-012
Description of Request:	An ADU application to construct a new, detached Accessory Dwelling Unit of 874 square feet.
Applicant:	David Yeh
Location of Property:	7420 SE 27 th ST, Mercer Island WA, 98040; Identified by King County Assessor tax parcel number: 531510-0495
Public Documents:	Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/ADU18-012/
Complete Application Date:	November 30, 2018
Assigned Planner:	Andrew Leon, Planner (206) 275-7720 andrew.leon@mercergov.org