
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 DECISION



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

File No.: 1804-108

Permit Type: Type 3

Description: A request for a building permit for a proposed addition and remodel of a single family residence. The proposed home is two levels with a gross floor area of about 4,002 square feet.

Applicant / Owner: Ronald D. Johnson / TLAR Group LLC

Location of Property: 7228 91st PI SE, Mercer Island, WA, 98040;
Identified by King County Assessor tax parcel number: 3456000120

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/1804-108/>

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: May, 24, 2018
Public Comment Period: June 11th 2018 through July 11th 2018
Date Notice of Decision Issued: December 17, 2018
Appeal Filing Deadline: 5:00 PM on Monday December 31, 2018 *

* Please refer to MICC 19.15.130 for the City’s appeal code

The project 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

PUBLIC NOTICE OF APPLICATION



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

File Nos.: 1808-026

Permit Type: Type 3
Description of Request: A request for a building permit to remodel existing single-family residence and add 774 sf.

Applicant / Owner: Jay Deguchi / Kyle Fukano

Location of Property: 6600 8snd Ave SE, Mercer Island, WA, 98040;
Identified by King County Assessor tax parcel number:6669200370

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/1808-026/>

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/>

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| 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 29 th , 2018 Date of Notice of Application (Comment Period): December 17 th 2018 through January 16 th 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

PUBLIC NOTICE OF APPLICATION



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

File Nos.: 1812-087

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 & basement with a gross floor area of about 5433 square feet.

Applicant / Owner: Peter Bocek / Wen Hu

Location of Property: 8243 W Mercer Way, Mercer Island, WA, 98040;
Identified by King County Assessor tax parcel number:3358500454

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/1812-087>

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/>

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| 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: December 10 th , 2018 Date of Notice of Application (Comment Period): December 17 th 2018 through January 16 th 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:

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

PUBLIC NOTICE OF DECISION



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

File No.: 1808-135

Permit Type: Type 3

Description: A request for a building permit for a proposed addition and remodel to an existing single-family residence. The proposed addition is two stories with a gross floor area of about 796 square feet.

Applicant / Owner: Brandt Design Group / Tracy & Ian Clarkson

Location of Property: 8510 SE 82 ST, Mercer Island, WA, 98040;
Identified by King County Assessor tax parcel number: 3625500200

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/1808-135/>

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 20, 2018
Public Comment Period: September 4, 2018 through 5:00 PM on October 4, 2018
Date Notice of Decision Issued: December 17, 2018
Appeal Filing Deadline: 5:00 PM on Monday December 31, 2018 *

* Please refer to MICC 19.15.130 for the City's appeal code

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

Project Contact:

Lauren Anderson, Assistant Planner
Community Planning & Development
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7704
lauren.anderson@mercergov.org

PUBLIC NOTICE OF APPLICATION



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

File Nos.: 1812-053

Permit Type: Type 3

Description of Request: A request for a building permit for a proposed addition to an existing single family residence. The proposed addition is two levels at the rear of the residence with a gross floor area of about 407 square feet.

Applicant / Owner: Bennett Williams / Bennett Williams

Location of Property: 7517 78 AVE SE, Mercer Island, WA, 98040;
Identified by King County Assessor tax parcel number: 5453600080

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/1812-053/>

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 17, 2018
Date of Notice of Application (Comment Period): December 17, 2018 through January 18, 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 APPLICATION



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

File Nos.: SHL18-020 (SEP18-018)

Permit Type: Type 3

Description of Request: A request for a Shoreline Substantial Development Permit with SEPA review for the removal of two (2) existing piers and removal of a section of shotcrete bulkhead. The work also includes the installation of one (1) new pier, one (1) boatlift, and one (1) platform lift. The shotcrete bulkhead will be replaced with a rock bulkhead to match the remaining existing rock bulkhead. The proposal also includes a shoreline planting plan.

Applicant/ Owner: George Steirer (Plan to Permit) / Alma Holdings LLC

Location of Property: 3021 60th Ave SE Mercer Island WA 98040
Identified by King County Assessor tax parcel number: 217450-0075

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/SHL18-020 & SEP18-018/>

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 19.15.030 Table A and B a public hearing is not required for Type 1-3 permits.

Applicable Development Regulations:

Applications for a Shoreline Substantial Development Permit and SEPA Threshold Determination are required to be processed as a Type III (3) 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. The Shoreline Management Master Program and SEPA procedures are contained in MICC 19.07 (19.07.110 and 19.07.120).

Other Associated Permits:

SEP18-018 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: October 23, 2018
Determined to Be Complete: December 12, 2018
Bulletin Notice: December 17, 2018
Date Mailed: December 17, 2018
Date Posted on Site: December 17, 2018
Comment Period Ends: 5:00PM on January 16, 2019

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

Project Contact:

Lauren Anderson, Assistant Planner
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
206-275-7704

lauren.anderson@mercergov.org

TYPE 2 PERMIT PUBLIC NOTIFICATIONS

| | |
|-----------------------------------|---|
| File Nos.: | DSR18-023 |
| Description of Request: | An administrative design review application for a new projecting sign and new window signs in the Town Center. |
| Applicant: | Sign Pros (Mike Yeung) |
| Location of Property: | 2441 76 th Ave SE #120, Mercer Island, WA 98040; Identified by King County Assessor tax parcel number: 531510-0525 |
| Public Documents: | Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/DSR18-023/ |
| Complete Application Date: | December 17, 2018 |
| Assigned Planner: | Nicole Gaudette, Senior Planner (206) 275-7719 Nicole.Gaudette@mercergov.org |