



Report powered by

DEVELOPMENT SERVICES GROUP

WEEKLY PERMIT INFORMATION BULLETIN

REPORT DATE: 12/23/2013

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.

NOTICE OF DECISION

Project #: SEP13-031 (SUB13-009)

Description: Issuance of a Mitigated Determination of Nonsignificance (MDNS) under the State Environmental Policy Act (SEPA) for a preliminary long plat to subdivide one existing parcel into eighteen (18) lots.

Status: MDNS APPROVED

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: Monday, January 6, 2014 at 5:00 PM

End of Appeal Period: Monday, January 6, 2014 - 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, January 6, 2014 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.

Applicable Regulations: MICC 19.07.120, MICC 19.08, RCW 43.21C, WAC 197.11, and MICC 19.15.010(E)

Decision Authority: Code Official

SEPA Review: As mitigated through the below conditions, 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; an arborist's assessment (Greenforest Incorporated, August 2013); a watercourse review (Watershed Dynamics, March 2013); a letter conducting peer review of the applicant's watercourse review (Watershed Company, April 2013); a wetland review (Watershed Dynamics, May 2013); June 6, 2013 site review (Watershed Dynamics, June 2013); peer review of wetland review (Watershed Company, June 2013); stormwater site plan (PacLand, July 2013); geotechnical report (Terra Associates, Inc., July



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2013); an addendum to the geotechnical report (Terra Associates, Inc., October 2013); a second geotechnical addendum (Terra Associates, Inc., October 2013); a trip generation memorandum (Transportation Engineering Northwest, November 2013); public comment letters; and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Comments must be submitted by 5:00 PM on January 6, 2014. Issuance of this threshold determination does not constitute land use approval or building permit approval. In addition to the required mitigation conditions listed below, the applicant will be required to meet all applicable standards contained in the revised Mercer Island City Code.

The following conditions are required pursuant to RCW 43.21C.060 and WAC 197-11-350 to mitigate probable and unavoidable impacts identified for this proposal:

1. The applicant shall provide a five foot wide pedestrian path from 84th Avenue 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 the 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. Minor modification of the location and width of the path and easement may be allowed at the discretion of the City Engineer.
2. The applicant shall dedicate 30 feet of right-of-way along 84th Avenue SE abutting the site.
3. The applicant shall provide an 8.5 foot wide unobstructed gravel shoulder along 84th Avenue 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 to City standards if needed, as determined 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 in a manner consistent with City standards.
6. The applicant shall provide a 25 foot wide utility easement, in a form and manner approved by the City Attorney, along the south side of plat over the existing eight inch water main.
7. 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 limited to the minimum extent necessary for the construction and maintenance of structures and related access. Alterations to steep slopes on site shall comply with the requirements of the submitted geotechnical reports.
8. Site development and subsequent residential construction are subject to the provisions of WAC 173-60 and MICC 8.24.020(Q). Mitigation measures, including, but not limited to, baffling construction equipment, shielding areas of the site, and limiting certain activities to hours when most residents are not home, may be required to limit noise impacts from construction equipment.
9. Mass site grading will not be permitted for this project. In order to maximize tree retention, an initial grading permit may include grading related to site development (installation of utilities and other required improvements). Subsequent grading specific to individual building sites will be considered at the time of building permit review for each building site.

Staff Contact: Shana Crick
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Staff Phone: (206)275-7732

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
	SUB13-009	SUBDIVISION		



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NOTICE OF DECISION

Project #: SEP13-038

Description: A State Environmental Policy Act (SEPA) environmental threshold determination to update the City of Mercer Island 2014-2019 Parks and Recreation Comprehensive Plan.

Status: DETERMINATION OF NON-SIGNIFICANCE (DNS)

Address: VARIOUS LOCATIONS [Click Here For Map](#)

KC Assessor's Parcel: ROW

Applicant: PAUL WEST

Owner: CITY OF MERCER ISLAND,

Date of Application: Thursday, November 7, 2013

Date Determined to be Complete: Monday, November 25, 2013

End of Appeal Period: Monday, January 6, 2014 at 5:00 PM

Applicable Regulations: SEPA threshold determinations are required to be processed as an Administrative Action pursuant to Mercer Island City Code (MICC) 19.15.010.E and 19.07.120. Processing requirements for an Administrative Action are further detail in MICC 19.15.020

Decision Authority: Code Official

SEPA Review: 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 SEPA threshold determination 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: Sung Lee
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Staff Phone: (206)275-7707

Related Permits/Projects:

Permit Number	Permit Type	Project Number	Project Type
None			



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PUBLIC NOTICE OF APPLICATION

Project #: SHL13-041/SEP13-040

Description: A Shoreline Substantial Development Permit and State Environmental Policy Act (SEPA) Checklist for the removal of an existing pier and the installation of a new pier with a boatlift and canopy. Mitigation measures include installation of grated pier decking and shoreline plantings.

Status: IN_REVIEW

Address: 7916 E MERCER WAY [Click Here For Map](#)

KC Assessor's Parcel: 3024059082

Applicant: WATERFRONT CONSTRUCTION CO

Owner: SAM LECLERCQ

Date of Application: Monday, December 2, 2013

Date Determined to be Complete: Monday, December 23, 2013

End of Comment Period: Wednesday, January 22, 2014 at 5:00 PM

Applicable Regulations: RCW 43.21C, RCW 90.58, WAC 173-27, WAC 197-11, MICC 19.07.100, 19.07.110 and 19.07.120

Decision Authority: Code Official

SEPA Review: An initial evaluation of the proposed project for probable significant adverse environmental impacts has been conducted. The City expects to issue a Determination of Non-Significance (DNS) for the proposal. The optional DNS process, as specified in WAC 197-11-355, is being used. 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 the specific proposal may be obtained upon request.

Staff Contact: Travis Saunders
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Staff Phone: (206)275-7717

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
	None			