
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

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SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT - SUBMITTAL REQUIREMENTS

PURPOSE

A Shoreline Substantial Development Permit is used to obtain approval for proposals including uses that are listed as permitted in the City's Shoreline Master Program (SMP, located in MICC 19.07.110), and which do not fall under one of the permit exemptions allowed by state law in WAC 173-27-040.

Shoreline Substantial Development Permits review proposals for compliance with the standards in the SMP. If construction authorization is required, separate permits must be obtained.

PRE-APPLICATION MEETING

A pre-application meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

Please note: pre-application meetings are held on Tuesdays, by appointment. To schedule a meeting, submit the meeting request form and the pre-application meeting fee (see fee schedule). Meetings must be scheduled at least one week in advance. Applicants are required to upload a project narrative, a list of questions/discussion points, and preliminary plans to the Mercer Island File Transfer Site one week ahead of the scheduled meeting date.

SUBMITTAL REQUIREMENTS

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal has the burden of demonstrating that the proposed development complies with the applicable regulations and decision criteria.

1. **Completed pre-application**
2. **Development Application Sheet.** Application form must be fully filled out and signed.
3. **Project Narrative.** The project narrative should describe the proposed development, including any anticipated future phases, and briefly describe how the project complies with applicable criteria.
4. **Title Report.** Less than 30 days old.
5. **Development Plan Set.** Please refer to the Land Use Application- Plan Set Guide in preparing plans.
6. **Critical Areas Study(s).** Critical areas studies prepared by a qualified professional.
7. **Arborist Report.** Arborist reports prepared by a qualified arborist.

8. **SEPA Checklist.** A SEPA checklist is required, unless the project is categorically exempt. Please consult with a planner if you are unsure if the project is exempt.
9. **Fees.** Payment of required fees.
10. **Bond quantity work sheet.** A completed Critical Areas Mitigation Bond Quantity Worksheet, which can be found at the King County Permitting and Environmental Review page under forms labeled Critical Areas Mitigation Bond Quantity and Worksheet.
11. **(When overwater development is proposed) Site plan.** Showing field location of sewer main located in Lake Washington in relation to the proposed development.