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# CITY OF MERCER ISLAND

## COMMUNITY PLANNING AND DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercergov.org](http://www.mercergov.org)

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## 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](mailto:lauren.anderson@mercergov.org).

**BUILDING PERMIT NOTICE OF APPLICATION  
AND DECISION**

# PUBLIC NOTICE OF DECISION



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

**File Nos.:** 1806-163

**Description of Request:** A request for a building permit for a proposed new single family residence. The proposed home is two levels plus basement and 3 car garage with a gross floor area of about 6400 square feet.

**Applicant / Owner:** RICHARD FISHER / RKK CONSTRUCTION

**Location of Property:** 8448 SE 37<sup>TH</sup> ST, Mercer Island, WA, 98040;  
Identified by King County Assessor tax parcel number: 5021900070

**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/1806-163/>

**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: July 13<sup>th</sup>, 2018  
Public Comment Period: July 23<sup>rd</sup>, 2018 through August 22<sup>nd</sup>, 2018  
Date Notice of Decision Issued: December 31<sup>st</sup>, 2018  
Appeal Filing Deadline: 5:00 PM on Monday, January 14, 2019\*

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

The application is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36<sup>th</sup> 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](mailto:nicole.gaudette@mercergov.org)

# PUBLIC NOTICE OF DECISION



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

**File No.:** 1810-161

**Permit Type:** Type 3

**Description:** A request for a building permit for a proposed addition and interior remodel to an existing single family residence. The proposed addition is one level with a gross floor area of about 551 square feet. The building permit also adds an additional dwelling unit.

**Applicant / Owner:** Michele Schuler

**Location of Property:** 8221 SE 36 ST, Mercer Island, WA, 98040;  
Identified by King County Assessor tax parcel number: 1224049064

**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/1810-161/>

**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: October 17, 2018  
Public Comment Period: October 22, 2018 through 5:00 PM on November 21, 2018  
Date Notice of Decision Issued: December 31, 2018  
Appeal Filing Deadline: 5:00 PM on Monday, January 14, 2019\*

\* 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 36<sup>th</sup> 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](mailto:nicole.gaudette@mercergov.org)

# PUBLIC NOTICE OF APPLICATION



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

**File Nos.:** 1812-149

**Permit Type:** Type 3  
**Description of Request:** A request for a building permit for a proposed deck replacement and expansion plus a roof over a portion of the deck. The proposed project increases the impervious surface by 288 square feet.

**Applicant / Owner:** Brad Sturman / Charles Michael & Ellen Jane Crowder

**Location of Property:** 4884 Forest Ave SE, Mercer Island, WA, 98040;  
Identified by King County Assessor tax parcel number: 2574900080

**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/1812-149/>

**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: December 17, 2018  
Date of Notice of Application (Comment Period): December 31<sup>st</sup>, 2018 through January 30<sup>th</sup>, 2018

The application is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36<sup>th</sup> 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](mailto:Andrew.Leon@mercergov.org)

**LAND USE 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.:** SUB17-015/CAO17-015
- Permit Type:** Type 4
- Description:** Application to subdivide one existing lot into 5 lots and to alter the wetland on site and reduce the wetland buffer. The proposed lots will take access from one private street connecting to Island Crest Way near the location of the northmost existing driveway.
- Applicant / Owner:** Jayson Taylor/Alan Chiu
- Location of Property:** 4320 and 4332 Island Crest Way, Mercer Island, WA, 98040;  
Identified by King County Assessor tax parcel number: 182405-9031
- SEPA Determination:** A SEPA Determination of Non-significance was issued Oct. 15, 2018.
- Applicable Development Regulations:** Applications for Long Subdivisions are required to be processed as Type 4 land use reviews pursuant to Mercer Island City Code (MICC) 19.15.030. Applications for Critical Area Determinations are required to be processed as Type 3 reviews pursuant to MICC 19.15.030.
- Project Documents:** Please follow this file path to access the associated documents for this project:  
<https://mieplan.mercergov.org/public/SUB17-015/>
- Other Associated Permits:** Future site development and building permits are anticipated.
- Decision:** Approved subject to conditions.
- Appeal Rights:** *DISCLAIMER: This information is provided as a courtesy. It is the ultimate responsibility of the appellant to comply with all legal requirements for the filing of an appeal.*
- Parties of record have the right to appeal certain permit and land use decisions. In some cases, other affected parties also have appeal rights. Depending on the type of decision, the appeal may be heard by a City Hearing Examiner, Commission, Board, or City Council, or outside the City to the State Shoreline

Hearings Board, the State Growth Management Hearings Board, or King County Superior Court. For a comprehensive list of land use review types and the applicable entity who will hear the appeal, see MICC 19.15.030 Table A and B.

If you desire to file an appeal of a decision that is appealable to the City, you must submit the appropriate form and file it with the City Clerk **within the time stated in the Notice of Decision**. Forms are available from the Development Services Group. Upon receipt of a timely complete [appeal application](#) and [appeal fee](#), an appeal hearing will be scheduled. To reverse, modify or remand a 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.

**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 Application: October 31, 2017  
Date Determined to Be Complete: November 27, 2017  
Public Comment Period: December 4, 2017 through January 3, 2018  
Date Notice of Decision Issued: December 31, 2018  
Appeal Filing Deadline: 5:00 PM on Monday January 14, 2019

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

Project Contact:

Robin Proebsting, Senior Planner  
Community Planning & Development  
City of Mercer Island  
9611 SE 36th Street  
Mercer Island, WA 98040  
(206) 275-7717  
[robin.proebsting@mercergov.org](mailto:robin.proebsting@mercergov.org)

# PUBLIC NOTICE OF APPLICATION



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

**File Nos.:** SUB18-006

**Permit Type:** Type 3  
**Description of Request:** Request for Preliminary Short Plat approval for subdividing one lot into two lots.

**Applicant/Owner:** Jay Mezistrano (JayMarc Homes) / Katherine North

**Location of Property:** 4512 90<sup>th</sup> Ave SE, Mercer Island, WA, 98040;  
Identified by King County Assessor tax parcel number: 019110-0145

**SEPA Compliance:** The proposal is categorically exempt from the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(6)(d).

**Project Documents:** Please follow this file path to access the associated documents for this project: <https://mieplan.mercergov.org/public/SUB18-006/>

**Written Comments:** **This may be the only opportunity to comment on 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 Preliminary Short Plat approval are to be processed as a Type 3 land use review per MICC 19.15.030 Table A. Type 3 review processing procedures are found in MICC 19.15.030 Table B. Applicable development standards are found in Title 19.

**Other Associated Permits:** A future building permit for a single-family residence and site development permit are 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: November 20, 2018  
Determined to Be Complete: December 17, 2018  
Bulletin Notice: December 31, 2018  
Date Mailed: December 31, 2018  
Date Posted on Site: December 31, 2018  
Comment Period Ends: 5:00PM on January 30, 2019

The project is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36<sup>th</sup> 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](mailto:lauren.anderson@mercergov.org)

# PUBLIC NOTICE OF APPLICATION



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

<b>File Nos.:</b>	SUB18-007
<b>Permit Type:</b>	Type 3
<b>Description of Request:</b>	A request preliminary approval for a short plat to divide a 23,468 square foot lot into two lots measuring 8,852 square feet and 14,617 square feet.
<b>Applicant / Owner:</b>	Andy McAndrews (Applicant) / Jason Koehler (Owner)
<b>Location of Property:</b>	3609 72 <sup>nd</sup> Place SE, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel number: 362360-0011
<b>SEPA Compliance:</b>	This project is SEPA exempt per WAC 197-11-800(6)(d).
<b>Project Documents:</b>	Please follow this file path to access the associated documents for this project: <a href="https://mieplan.mercergov.org/public/SUB18-007/">https://mieplan.mercergov.org/public/SUB18-007/</a>
<b>Written Comments:</b>	<p><b>This may be the only opportunity to comment on the impacts of the proposal.</b> 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.</p> <p>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.</p>
<b>Public Hearing and Public Meeting:</b>	Pursuant to MICC 19.15.030, Tables A and B a public hearing is not required for this proposal.
<b>Applicable Development Regulations:</b>	Applications for Preliminary Short Plat approval are required to be processed as a Type III Review pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type III Reviews are further detailed in Chapter 19.15 MICC. Preliminary Short Plat requirements are contained in Chapter 19.08 MICC.

**Other Associated Permits:** None

**Environmental Documents:** None

**Application Process Information:** Date of Application: December 3, 2018  
Determined to Be Complete: December 20, 2018  
Bulletin Notice: December 31, 2018  
Date Mailed: December 31, 2018  
Date Posted on Site: December 31, 2018  
Comment Period Ends: 5:00PM on January 30, 2019

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

Project Contact:

Andrew Leon, Planner  
Community Planning and Development  
City of Mercer Island  
9611 SE 36th Street  
Mercer Island, WA 98040  
(206) 275-7720  
[andrew.leon@mercergov.org](mailto:andrew.leon@mercergov.org)



# **TYPE 2 PERMIT PUBLIC NOTIFICATIONS**

<b>File Nos.:</b>	WCF18-008
<b>Description of Request:</b>	A wireless communication facility application to replace antennas and associated equipment.
<b>Applicant:</b>	Gary Abrahams
<b>Location of Property:</b>	2500 81 <sup>st</sup> Ave SE, Mercer Island, WA 98040; Identified by King County Assessor tax parcel number: 545150-0000
<b>Public Documents:</b>	Please follow this file path to access the associated documents for this project: <a href="https://mieplan.mercergov.org/public/WCF18-008/">https://mieplan.mercergov.org/public/WCF18-008/</a>
<b>Complete Application Date:</b>	December 26, 2018
<b>Assigned Planner:</b>	Andrew Leon, Planner (206) 275-7720 <a href="mailto:Andrew.Leon@mercergov.org">Andrew.Leon@mercergov.org</a>