### 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.

### 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.

### 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.

### 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:

- [https://www.mercerisland.gov/](https://www.mercerisland.gov/): Staff directory, city regulations, and additional information about permits
- [http://www.mybuildingpermit.com](http://www.mybuildingpermit.com): Follow the status of a specific permit by address or permit number
- [Mercer Island Map Portal](https://www.mercerisland.gov/): A tool to search for site-specific information

### 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 are organized by each submittal. For example, “submittal 1” folder contains the first submittal documents. Each folder will be updated when there is a project revision.
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](#).

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

File No.: 2012-221

Permit Type: Type 3

Description of Request: This is a request for a building permit to build a covered deck, extend the porch and an interior remodel.

Applicant/Owner: Cindy Larsen / Frederick Beuthel

Location of Property: 3624 81st AVE SE, Mercer Island, WA 98040. Identified by King County Assessor tax parcel number: 4457700050

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/2012-221/

Written Comments: Written comments on this proposal may be submitted to the City of Mercer Island either by email 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:
https://mercerisland.municipal.codes/MICC

Other Associated Permits: A future stormwater, ROW use, tree, sewer, demolition, water meter, temporary power may be required at a later date.
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: January 5th, 2021
Date of Notice of Application (Comment Period): January 11th, 2021 through February 10th, 2021

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@mercerisland.gov
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: DSR20-006

Permit Type: Type IV

Description of Request: A request for Design Review to renovate the existing Mercer Park office building (formerly known as the Farmers Insurance building). The proposed renovation includes landscaping and modifications to the exterior of the building along the east building façade and the front entry / plaza. The proposed renovation also includes the creation of a rooftop deck and outdoor private open space.

Applicant/Owner: Mercer Park South, LLC (c/o Marc Gearhart)

Location of Property: 3003 77th Ave SE, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel number: 531510-1015

SEPA Compliance: The proposal is categorically exempt from SEPA pursuant to WAC 197-11-800(3).

Applicable Development Regulations: Pursuant to Mercer Island City Code (MICC) 19.15.030 Table A, applications for Design Commission Design Review are required to be processed as Type IV land use reviews. Processing requirements for Type IV land use reviews are further detailed in MICC 19.15.030 Table B.

Other Associated Permits: Building permit 2010-138.

Project Documents: Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/DSR20-006

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 actions and the applicable entity who will hear the appeal, see MICC 19.15.030 Table 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 Community Development and Planning. 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.

**Application Process Information:**
- **Date of Application:** June 9, 2020
- **Determined to Be Complete:** July 1, 2020
- **Public Comment Period:** July 13, 2020 through 5:00 PM on August 12, 2020
- **Date Notice of Decision Issued:** January 11, 2021
- **Appeal Filing Deadline:** 5:00 PM on February 1, 2021

**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@mercerisland.gov
DETERMINATION OF NON-SIGNIFICANCE (DNS)

Application Nos.: SEP20-020 (SHL20-039)

Description of proposal: A request for a Shoreline Substantial Development Permit and SEPA review to replace an existing dinghy dock and seaplane dock with one new pier with a translucent moorage cover, boatlift, and two personal watercraft lifts.

Proponent: Steve Zuvela (Waterfront Construction)

Location of proposal: 2003 82nd Ave SE, Mercer Island WA 98040; Identified by King County Assessor tax parcel number: 544930-0080

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/SHL20-039&SEP20-020

Possible critical area and shoreline impacts are addressed by Mercer Island City Code Chapter 19.07. In addition, the proposed dock must comply with the City’s Shoreline Master Program (MICC 19.13). Based on review of the proposal and applicable City code sections, the lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment that is not addressed by the aforementioned code sections. 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 N/A at 5:00 pm.

Responsible Official: Robin Proebsting, Senior Planner
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
Phone: (206) 275-7717
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 5pm on N/A 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.

Any person aggrieved by the issuance of this decision may seek review from the Shorelines Hearings Board by filing a petition for review within twenty-one days of the date of filing of the decision as defined in RCW 90.58.140(6). Within seven days of the filing of any petition for review with the Board, the petitioner shall serve copies of the petition on the Washington State Department of Ecology, the Office of the Attorney General, and the City of Mercer Island. More information on this process can be found on the Shoreline Hearing Board’s website: https://www.eluho.wa.gov/Board/SHB or by calling (360)664-9160.
NOTICE IS HEREBY GIVEN for the application described below:

File Nos: SHL20-051 and SEP20-027
Permit Type: Type III
Description of Request: A request for a Shoreline Substantial Development Permit with SEPA review to construct a 26-foot by 6-foot extension to an existing pier.
Applicant/Owner: Kelsey Meyer (Seaborn Pile Driving) / Frank Miles & Lisa Kittilsby
Location of Property: 2025 W Mercer Way Mercer Island WA 98040
Identified by King County Assessor tax parcel number: 012404-9011
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/SHL20-051&SEP20-027

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 or 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 I-III permits.
### Applicable Development Regulations
Applications for a Shoreline Substantial Development Permit and SEPA Threshold Determination are required to be processed as a Type III land use reviews pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type III land use reviews are further detailed in MICC 19.15.030. The Shoreline Management Master Program and SEPA requirements are contained in MICC 19.13 and 19.21).

### Other Associated Permits:
SEP20-027. A future building permit is anticipated.

### Environmental Documents:
Copies of all studies and / or environmental documents are available through the above project documents link.

### Application Process Information:
- **Date of Application:** December 14, 2020
- **Determined to Be Complete:** January 4, 2021
- **Bulletin Notice:** January 11, 2021
- **Date Mailed:** January 11, 2021
- **Date Posted on Site:** January 11, 2021
- **Comment Period Ends:** 5:00PM on February 10, 2021

---

**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@mercerisland.gov
NO TYPE 2 PERMIT PUBLIC NOTIFICATIONS