



Weekly Permit Bulletin
9611 SE 36th Street | Mercer Island, WA 98040 | 206.275.7605

*****City Hall Closed – [Learn More About Long-Range Facility Planning](#)*****

- April 28, 2025 -

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Mercer Island.

How to use this bulletin

To learn more about a project:

- Click the “Project Documents” link to view digital documentation. The project documents available through this link contain most, but may not contain all, publicly available information. 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.
- Call the project planner to arrange to review the project files. The planner’s contact information is in the notice. You may also call the “Planner Helpline” for zoning related questions at 206-275-7729. Additional resources are available online:
 - <http://www.mercerisland.gov>: 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.

To comment on a project:

If comments are provided 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.

- Send your comments in writing to the project planner identified in the notice. Be sure to include your name, address, and email if applicable.
- 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.
- If you submit a written comment, staff will send you a copy of the notice of decision or recommendation.

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 [Mercer Island City Code 19.15.030](#) Table A. The project will state under the Public Hearing section if a hearing is required.

What is SEPA?

State Environmental Policy Act (SEPA) is a review 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 built.

Where can I find more information?

Please review the Washington State Department of Ecology SEPA [website](#) and the SEPA [handbook](#). Another useful page is the SEPA form templates found [here](#).

Receive the bulletin by email.

Email the Deputy City Clerk at deb.estrada@mercerisland.gov to receive or unsubscribe from the weekly bulletin distribution list.

How to reach us.

9611 SE 36th Street | Mercer Island, WA 98040 | (206) 275-7729 | The Community Planning & Development Department is located on the lobby floor of Mercer Island City Hall.

How to search permit records online.

Land use review actions that are not listed in this bulletin can be searched online at <https://permitsearch.mybuildingpermit.com/>. Searching online permit records requires the following steps:

1. Select “Mercer Island” from the jurisdiction dropdown menu.
2. In the blue “Search by” section, click the “Project Info” tab.
3. The “Project Name/Description” field is optional. It can be left blank unless searching for a specific project.
4. Select the permit type from the “Permit Type” dropdown menu.
5. Use the “Permit Status” field to narrow searches by status. This field is optional. “Permit Status” can be left blank unless searching for a specific project.
6. Use the “Date Type” to limit your search to permits either applied, issued, or finalized. Use the “Applied” option to search for permits that are still in review. Use the “Issued” option to see permits that have been issued; these permits were approved. The “Finalized” option will show permits that received a final inspection and approval (Note: not all permits are finalized, only those requiring a final inspection will be finalized).
7. Use the “From” and “To” fields to define the dates you want to search between.
8. After the search is conducted, results will display below the search fields. You have the option of downloading the records to an Excel spreadsheet.

Notice of Public Hearings

Interim Regulations Related to Residential Parking Regulations Responsive to SB 6015 – Ordinance No. 25C-08 – Public Hearing – May 6, 2025

Notice is hereby given that the Mercer Island **City Council** will hold a Public Hearing at its Hybrid Meeting on Tuesday, May 6, 2025, at approximately 5pm, to receive comments on Ordinance No. 25C-08, interim regulations related to residential parking standards in response to Senate Bill 6015.

The public hearing will be held in person and using Zoom. The public will have the opportunity to comment during the public hearing by either attending in person, calling in, or logging onto the meeting via Zoom. Written comments may be submitted to the City of Mercer Island by e-mail to council@mercerisland.gov until such time that the public hearing is adjourned.

Detailed instructions on how to comment live during the public hearing will be available online on or before May 2, 2025, at: <https://www.mercerisland.gov/citycouncil>.

Interim Regulations in MICC 19 for Temporary Uses and Structures – Ordinance No. 25C-07 – Public Hearing May 6, 2025

Notice is hereby given that the Mercer Island **City Council** will hold a public hearing at its Hybrid Meeting on Tuesday, May 6, 2025, at approximately 5pm, to receive comments on proposed Ordinance No. 25C-07, renewal of interim regulations in MICC 19 related to temporary uses and structures.

The public hearing will be held in person and using Zoom. The public will have the opportunity to comment during the public hearing by either attending in person, calling in, or logging onto the meeting via Zoom. Written comments may be submitted to the City of Mercer Island by e-mail to council@mercerisland.gov until such time that the public hearing is adjourned.

Detailed instructions on how to comment live during the public hearing will be available online on or before May 2, 2025, at: <https://www.mercerisland.gov/citycouncil>.

King County Public Benefit Rating System (PBRs) Application – Public Hearing – May 20, 2025

Notice is hereby given that Mercer Island **City Council** will hold a public hearing at its Regular Hybrid Meeting on Tuesday, May 20, 2025, at approximately 5pm to receive comments on the King County Public Benefit Rating System Application.

The public hearing will be held in person and virtually using Zoom. The public will have the opportunity to comment during the public hearing by attending in person, calling in, or logging onto the meeting as a Zoom attendee. Written comments may be submitted to the City of Mercer Island by e-mail to council@mercerisland.gov until such time that the public hearing is adjourned.

Detailed instructions on how to comment live during the public hearing will be available online on or before May 14, 2025, at www.mercerisland.gov/citycouncil.

Park Zone Code Amendment – Public Hearing May 28, 2025

Notice is hereby given that the Mercer Island **Planning Commission** will hold a public hearing at its Hybrid Meeting on Wednesday, May 28, 2025, at approximately 6pm, to receive comments on proposed amendments to Mercer Island City Code to add two new sections under Chapter 19.05 and to amend 19.01.040 Zone Establishment, 19.16.010 Definitions and Title 19 Appendix D Zoning Map. The proposed amendments would add a new Park Zone and the associated development regulations and definitions for the new zone.

For more information, <https://mieplan.mercergov.org/public/ZTR25-003/>

The public hearing will be held in person and using Zoom. The public will have the opportunity to comment during the public hearing by either attending in person, calling in, or logging onto the meeting via Zoom. Written comments may be submitted to the City of Mercer Island by e-mail to planning.commission@mercerisland.gov until such time that the public hearing is adjourned.

Detailed instructions on how to comment live during the public hearing will be available online on or before May 22, 2025, at: <https://www.mercerisland.gov/bc-pc>.

Park Zone Comprehensive Plan Amendment – Public Hearing May 28, 2025

Notice is hereby given that the Mercer Island **Planning Commission** will hold a public hearing at its Hybrid Meeting on Wednesday, May 28, 2025, at approximately 6pm, to receive comments on proposed amendments to Mercer Island Comprehensive Plan Land Use Element to revise the Land Use Designation Table and the Land Use Map to align with code amendments establishing the Park Zone.

For more information, <https://mieplan.mercergov.org/public/ZTR25-001/>

The public hearing will be held in person and using Zoom. The public will have the opportunity to comment during the public hearing by either attending in person, calling in, or logging onto the meeting via Zoom. Written comments may be submitted to the City of Mercer Island by e-mail to planning.commission@mercerisland.gov until such time that the public hearing is adjourned.

Detailed instructions on how to comment live during the public hearing will be available online on or before May 22, 2025, at: <https://www.mercerisland.gov/bc-pc>.

Design Standards – Public Hearing June 3, 2025

Notice is hereby given that the Mercer Island **City Council** will hold a public hearing and first reading of an ordinance at its Regular Hybrid Meeting on Tuesday, June 3, 2025, at approximately 5:30 pm, at the Mercer Island Community and Events Center. The City Council will receive comments on proposed amendments to Chapters 19.11, 19.12, 19.15, and 19.16 Mercer Island City Code relating to the design standards throughout the City and the design review process. The amendments are proposed to comply with recent changes in the state law enacted by House Bill 1293 and codified in RCW 36.70A.630.

More information can be found at <https://mieplan.mercergov.org/public/ZTR25-003>

The City Council public hearing is accessible in person and using Zoom. The public will have the opportunity to comment during the public hearing by either attending in person, calling in, or logging onto the meeting via Zoom. Written comments may be submitted to the City of Mercer Island by e-mail to cityclerk@mercerisland.gov until such time that the public hearing is adjourned.

Detailed instructions on how to comment live during the public hearing will be available online on or before May 28, 2025, at: <https://www.mercerisland.gov/bc-pc>

Temporary Uses and Structures Code Amendment – Public Hearing June 10, 2025

Notice is hereby given that the Mercer Island **Planning Commission** will hold a public hearing at its Special Hybrid Meeting on Tuesday, June 10, 2025, at approximately 6pm, at the Mercer Island Community and Events Center. The Planning Commission will receive comments on proposed amendments to Mercer Island City Code to create a new section under Chapter 19.06 and to amend 19.06.050, Commerce on public property, and 19.15.030, Land use review types. The proposed amendments would establish regulations for temporary uses and structures on private property.

For more information, <https://mieplan.mercergov.org/public/ZTR25-001>

The Planning Commission public hearing is accessible in person and using Zoom. The public will have the opportunity to comment during the public hearing by either attending in person, calling in, or logging onto the meeting via Zoom. Written comments may be submitted to the City of Mercer Island by e-mail to cityclerk@mercerisland.gov until such time that the public hearing is adjourned.

Detailed instructions on how to comment live during the public hearing will be available online on or before June 5, 2025, at: <https://www.mercerisland.gov/bc-pc>

Notices of Applications

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

File No.: 2502-012

Permit Type: Type III

Description of Request: This request is to add a 1397 sq ft 2nd-story addition to a single-family residence.

Applicant/ Owner: Travis Torgerson / Lori Richter

Location of Property: 6879 83rd AVE SE, Mercer Island, WA 98040
King County Assessor tax parcel number: 8732300210

SEPA Compliance: The proposal is categorically exempt from SEPA review per WAC 197-11-800.

Project Documents: <https://mieplan.mercergov.org/public/2502-012>

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

Other Associated Permits: A future stormwater, ROW use, tree, sewer, demolition, water meter, or 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 I-III permits.

Application Process Information: Date of Complete Application: April 22, 2025
Date of Notice of Application: April 28, 2025 through May 28, 2025

Project Contact: Madelyn Nelson
206-275-7704 madelyn.nelson@mercerisland.gov

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

File No.: 2503-225

Permit Type: Type III

Description of Request: This is a request to build a 4851 sq ft single-family residence with a 655 sq ft attached garage.

Applicant/ Owner: Mike Gallatin / Design Built Homes LLC

Location of Property: 4715 86th AVE SE, Mercer Island, WA 98040
King County Assessor tax parcel number: 7598100422

SEPA Compliance: The proposal is categorically exempt from SEPA review per WAC 197-11-800.

Project Documents: <https://mieplan.mercergov.org/public/2503-225>

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

Other Associated Permits: A future stormwater, ROW use, tree, sewer, demolition, water meter, or 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 I-III permits.

Application Process Information: Date of Complete Application: April 23, 2025
Date of Notice of Application: April 28, 2025 through May 28, 2025

Project Contact: Madelyn Nelson
Madely.nelson@mercerisland.gov 206-275-7704

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

File No.: 2502-011

Permit Type: Type III

Description of Request: This is a request to build a 2-story addition (total of 527 sq ft) to a single-family residence + kitchen, entry & bath remodel.

Applicant/ Owner: Baylee Eaton-Hill / Christopher & Harmony Long

Location of Property: 3424 76th PL SE, Mercer Island, WA 98040
King County Assessor tax parcel number: 5458800210

SEPA Compliance: The proposal is categorically exempt from SEPA review per WAC 197-11-800.

Project Documents: <https://mieplan.mercergov.org/public/2502-011>

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

Other Associated Permits: A future stormwater, ROW use, tree, sewer, demolition, water meter, or 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 I-III permits.

Application Process Information: Date of Complete Application: April 24, 2025
Date of Notice of Application: April 28, 2025 through May 28, 2025

Project Contact: Grace Manahan, Assistant Planner
grace.manahan@mercerisland.gov | (206) 275-7764

Notices of Code Official Design Standard Review

File Nos.:	DSR25-005
Description of Request:	An application for code official design review for five new HVAC units located on the existing rooftop.
Applicant:	Kirsten Wild (Weinstein A+U)
Location of Property:	3801 East Mercer Way, Mercer Island, WA 98040; King County Assessor tax parcel number(s): 265550-0137, 265550-0136
Public Documents:	https://permitbulletin.mercerisland.gov/public/DSR25-005/
Complete Application Date:	April 24, 2025
Assigned Staff:	Grace Manahan, Code Compliance Planner grace.manahan@mercerisland.gov (206) 275-7764

Notices of Shoreline Exemption

NONE

Seasonal Development Limitation Application

NONE

Notices of Lot Line Revision

NONE

SEPA Threshold Determination of Non-Significance (DNS)

NONE

Accessory Dwelling Unit Permit Applications

NONE

Notice of Type II Permit

NONE

SEPA Mitigated Determination of Non-Significance (MDNS)

NONE

Notice of Setback Deviation

NONE

Notices of Decision

NONE

Determination on Non-Significance (DNS)

NONE

Notice of Wireless Communications Facility Application

NONE

Notice of a Setback Deviation

NONE