



DETERMINATION OF NON-SIGNIFICANCE (DNS)

Application Nos.: **SEP17-009 (CAO17-004)**

Description of proposal: **Review under the State Environmental Policy Act (SEPA) to reconstruct a single-family residence that is currently existing within two watercourse buffers. Watercourse A is type 3 open (35-foot buffer) then closed (25 foot buffer) watercourse that is located on the northeastern portion of the property. Watercourse B is a piped watercourse that is located on the neighbor's property and the 25-foot buffer extends onto the subject property. The applicant is proposing to reduce Watercourse B buffer to 14 feet and to use MICC 19.07.030 (A)(10)(a-g) allowed alterations within a buffer for Watercourse A. The existing home is 10 feet from Watercourse A and the proposed reconstructed home will not be closer than 10 feet from the watercourse.**

A shoreline vegetation plan and buffer enhancement plan will be implemented. Refer to the Plan Set sheet W5-W7 for more details that can be accessed through the link provided below.

Proponent: **Brad Sturman (Sturman Architects)**

Location of proposal: **7428 SE 71st ST, Mercer Island WA 98040;
Identified by King County Assessor tax parcel number 536800-0300**

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/SEP17-009/>**

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. This information is available to the public on request.

_____ There is no comment period for this DNS.

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_____ 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 _____.

Responsible Official: **Lauren Anderson, Assistant Planner
City of Mercer Island
9611 SE 36th Street**

Mercer Island, WA 98040
Phone: (206) 275-7704
Email: lauren.anderson@mercergov.org

Date: **July 10, 2017**

Signature:

Lauren Anderson

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 **5:00 PM on Monday July 24, 2017** 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.