

DETERMINATION OF SIGNIFICANCE (DS) AND REQUEST FOR COMMENTS ON SCOPE OF EIS



Application No.: CAO15-001 (Reasonable Use Exception) and SEP15-001 (SEPA Review)

Description of proposal: The applicant is proposing to locate a single family residence in a Category III wetland and its associated buffer, and in a Type 2 watercourse buffer; the proposed single family residence will have a building footprint of approximately 1,600 square feet and will result in direct wetland impacts. The subject lot is significantly encumbered by environmentally critical areas and their associated buffers. The applicant has requested a Reasonable Use Exception to allow for construction of the proposed single family residence and associated improvements. Environmentally critical areas present on site include the following: wetland areas and associated buffers; watercourses and associated buffers; and landslide, seismic, and erosion hazard areas.

Proponent: MI Treehouse, LLC (Bill Summers)

Location of proposal: 5637 East Mercer Way, Mercer Island WA 98040;
Identified by King County Assessor tax parcel number 1924059312

Lead agency: CITY OF MERCER ISLAND

EIS Required. The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared. An environmental checklist or other materials indicating likely environmental impacts can be reviewed at our office or online here: <https://mieplan.mercergov.org/public/SEP15-001/>.

The lead agency has identified the following areas for discussion in the EIS:

1. Earth.
 - a. Analysis of potential adverse impacts to adjacent properties resulting from the alteration of geohazards on the subject site, including seismic hazard areas, landslide hazard areas, and erosion hazard areas.
 - b. Erosion and sedimentation in the downstream corridor resulting from development of the site.
2. Water.
 - a. The cumulative impacts resulting from the failure to fully mitigate anticipated wetland impacts within the same drainage sub-basin or on Mercer Island.
 - b. Wetland and watercourse impacts.

- c. Analysis of whether the proposal will alter or otherwise affect drainage patterns near of the site.
- 3. Environmental Health.
 - a. Noise and vibration resulting from pile driving during construction.
- 4. The No Action Alternative will also be evaluated.

Scoping. Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your comments is:

1. Written comments should reference the file number (SEP15-001) in the subject line. Written comments on or before August 7, 2017 via US Mail or hand-delivered to the following address:
 - City of Mercer Island
 - Attn: Evan Maxim
 - 9611 SE 36th Street
 - Mercer Island, WA 98040
2. Electronic written comments should reference the file number (SEP15-001) in the subject line. Electronic written comments will be accepted until 5 p.m. Pacific Daylight time on August 7, 2017 at the following email address: evan.maxim@mercergov.org.

Responsible Official: Evan Maxim
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
Phone: (206) 275-7632

Date: July 17, 2017

Signature _____



There is no agency appeal.