

REVISED PUBLIC NOTICE OF APPLICATION



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

File Nos.: CAO17-010 and SEP19-003

Description of Request: A Notice of Application was previously distributed on November 6, 2017. This revised notice is being provided because it has been determined that SEPA (State Environmental Policy Act) review is required. The scope of the work has also changed. The proposed Critical Areas Determination (MICC 19.07.070(B)) is requesting the reduction of a Category III wetland buffer from 50-feet to 25-feet using buffer reduction (MICC 19.07.080(C)(2)). Previously the project was also requesting the averaging of a 50-foot Type II stream buffer using buffer averaging (MICC 19.07.070(B)(3)). Stream buffer averaging is no longer being requested.

Applicant: Sang Hou

Owner: George Janiewicz

Location of Property: 4825 East Mercer Way, Mercer Island, WA, 98040;
Identified by King County Assessor tax parcel number: 216200-0070

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.

Public Documents: Please follow this file path to access the associated documents for this project: <https://mieplan.mercergov.org/public/CAO17-010/>

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 **on or before Thursday, March 21, 2019 at 5:00 p.m.** either in person or mailed 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. Please email nicole.gaudette@mercergov.org if you would like to comment and/or review the application and associated materials. 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 19.15.010(E) and MICC 19.15.020(F)(1), a public hearing is not required for this proposal.

Applicable Development Regulations:

An application for both a Critical Area Determination and SEPA Checklist is required to be processed as a Type 3 land use review pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for a Type 3 land use review are further detailed in MICC 19.15.040 through 19.15.130. The Critical Area Determination and SEPA procedures are contained in MICC 19.07 (19.07.050 and 19.07.080).

Other Associated Permits:

A future building permit is anticipated.

Studies and/or Environmental Documents Requested:

A Critical Area Study , and Arborist Report, a Geotech Report, and a SEPA Checklist were provided to the City for review.

Application Process Information:

Date of Application: August 3, 2017
Determined to Be Complete: October 30, 2017
Bulletin Notice: November 6, 2017
Date Mailed: November 6, 2017
Date Posted on Site: November 6, 2017
Revised Bulletin Notice: February 19, 2019
Revised NOA Mailed Date: February 19, 2019
Date Revised NOA Posted on Site: February 19, 2019
Comment Period Ends: 5:00PM on March 21, 2019

The application on file for this matter is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36th Street, Mercer Island, Washington. Written comments and/or requests for additional information should be referred to:

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