

NOTICE OF APPLICATION – PROJECT SEPA REVIEW



NOTICE IS HEREBY GIVEN that the City of Mercer Island has received a zoning variance application and a revised design for a reasonable use exception and associated SEPA determination, described below:

File Nos.: SEP15-001

Description of Request: The Applicant has revised the reasonable use exception (CAO15-001) and has applied for a zoning variance (VAR18-002), to construct a proposed house and associated improvements at 5637 East Mercer Way. The proposed house and improvements will be located within regulated wetland, and wetland and watercourse buffer areas, which is the basis for the reasonable use exception application. The proposed house is located within a required setback from an easement to reduce impacts to critical areas, which is the basis for the proposed zoning variance.

The proposed modifications to the application and additional mitigation have resulted in the withdrawal of the previously issued (July 17, 2017) Determination of Significance. The purpose of this Notice of Application is to allow for additional public comment on the SEPA review in advance of issuance of a Mitigated Determination of Non Significance (MDNS).

Applicant: Bill Summers
Owner: MI Treehouse, LLC

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

SEPA Compliance: Following review of the submitted State Environmental Policy Act (SEPA) checklist and accompanying technical information, an initial evaluation of the proposed project for probable significant adverse environmental impacts has been conducted. The City expects to issue a SEPA Mitigated Determination of NonSignificance (MDNS) for this project. The optional MDNS 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/CAO15-001 SEP15-001 VAR18-002/>

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, in person, 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.

Public Hearing and Public Meeting:

A public hearing for review and a decision on the proposed zoning variance and reasonable use exception will be scheduled following review of the applications by the City. A notice of public hearing will be issued 30-days prior to the public hearing, pursuant to MICC 19.15.

Applicable Development Regulations:

Applications for SEPA Review are required to be processed as Type III Actions pursuant to Mercer Island City Code (MICC) 19.15.030. SEPA review is governed by Chapter 197-11 WAC and Chapter 19.21 MICC.

Environmental Documents:

A copy of all studies and / or environmental documents is available through the above project documents link.

Application Process Information:

Date of Reasonable Use Application: January 15, 2015
Date of Zoning Variance Application: May 8, 2018
Date of Reasonable Use Exception Complete Application: March 30, 2015
Date of Zoning Variance Complete Application: May 21, 2018
Bulletin Notice: August 26, 2019
Date Mailed: August 26, 2019
Date Posted on Site: August 26, 2019
Comment Period Ends: 5:00PM on September 25, 2019

The project is available for review at the City of Mercer Island, Community Planning and Development, 9611 SE 36th Street, Mercer Island, Washington.

Project Contact:

Evan Maxim, Director of Community Planning and Development
City of Mercer Island
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Mercer Island, WA 98040
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CITY OF MERCER ISLAND, WASHINGTON

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