

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercerisland.gov](http://www.mercerisland.gov)



### Pre-Application Meeting (PRE21-056)

*An Intake Screening is required in addition to a Pre-Application Meeting. A Pre-Application Meeting does not replace the required Intake Screening. This meeting is to provide guidance and information include prior to formal submittal.*

#### Summary:

|   |  |                            |  |
|---|--|----------------------------|--|
| <b>Site Location:</b>                           | 4421 Forest Ave SE   | <b>Parcel Number</b>       | 548270-0185  |
| <b>Lot Size:</b>                                | 16,350   | <b>Zoning:</b>             | R-15 (Single Family)   |
| <b>Brief Project Description:</b>               | Repair 6 piles, remove 1 mooring pile, remove PWC lift, install a boatlift, and install a dual jet ski lift. | <b>Documents Provided:</b> | Development application, plan set, No Net Loss Report, SEPA Checklist, Sewer affidavit |
| <b>Applicant Information:</b>                   |  |                            |  |
| <b>Name:</b>                                    | Zoe Rohaly (Seaborn Pile Driving) for Saltwater LLC  | <b>Email:</b>              | <a href="mailto:permits@seabornpiledriving.com">permits@seabornpiledriving.com</a>     |
|   |  | <b>Phone:</b>              | 2062631700   |
| <b>Second Pre-application Meeting Required:</b> | Not Applicable   |                            | N/A  |

#### Applicant Questions:

1. Is the submitted material correct to move forward with the SHL & SEPA?  
**Staff Response:** The material provided is sufficient to apply for the SSDP and SEPA determination. Please note that during the review, there may be additional information required to be submitted to comply with the City of Mercer Island Code.

#### Review Comments:

#### Planning Comments:

Planning Contact: [liz.thompson@mercerisland.gov](mailto:liz.thompson@mercerisland.gov)

2. Shoreline
  - a. The proposed scope of work requires a Shoreline Substantial Development Permit.
3. State Environmental Policy Act (SEPA) Review
  - a. The proposed scope of work requires SEPA review pursuant to WAC 197-11-800.
4. Non-conforming issues / items
  - a. The existing boatlift with canopy is nonconforming due to its location and because it does not have a translucent covering. If any work will be proposed on this boatlift, it will need to be brought into conformance.

**PLEASE NOTE:** These pre-application meeting notes have been prepared to assist the applicant in completing and submitting the application in a manner that complies with applicable development standards and permit processing requirements. Although care has been taken, in the event of a conflict between these notes and any applicable law, regulation or decision criteria, the latter shall prevail. The City of Mercer Island makes no warranty of any kind to the accuracy of the information contained in these notes. The information herein notwithstanding, it is the applicant's sole duty to ensure that the proposed development complies with all applicable laws, regulations and decision criteria. Neither the discussions nor the notes provided at the pre-application meeting shall bind the City in any manner or prevent the City's future application or enforcement of all laws, regulations and decision criteria.

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5. Application fees
  - a. Deposit due at time of application
  - b. Review time is billed hourly against the deposit; additional fees may be requested if additional review time is required.
  - c. When third-party technical review is required (e.g. geotechnical, wetland, watercourse etc.), this is billed separately, in addition to staff review time.
6. Land Use Application Process and Estimated Timeline:
  - a. Required land use approvals
    - i. Shoreline Substantial Development Permit
    - ii. SEPA determination
  - b. Summary of procedural steps
    - i. Pre-Application meeting
    - ii. Submit application electronically
    - iii. Application Completeness Check
    - iv. Notice of Application (incl. public notice via sign on site, mailing, notice in bulletin) beginning 30-day comment period; review begins
    - v. Review comments may be sent out if needed
    - vi. Notice of Decision
    - vii. Appeal period

Land use approvals are valid for a period of 2 years from the date of approval.

### Land Use Decisions

| Type of Review   | Target     |
|--|------------|
| Completeness Review                                      | 4 weeks    |
| First review   | 8-12 weeks |
| Second and subsequent reviews                            | 6 weeks    |
| Staff Report / Decision (following completion of review) | 3-4 weeks  |

For more information on Land Use and Planning please refer to this useful webpage:

<https://www.mercerisland.gov/cpd/page/land-use-application-forms-and-submittal-requirements>

Regards

Liz Thompson  
 Planner  
 Community Planning & Development  
 City of Mercer Island

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