

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



## Pre-Application Meeting (PRE22-073)

*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>	8440 Benotho Pl	<b>Parcel Number</b>	073610-0100
<b>Lot Size:</b>	20280 sf	<b>Zoning:</b>	R-8.4 (Single Family)
<b>Brief Project Description:</b>	Replace existing wooden bulkhead with a rock bulkhead	<b>Documents Provided:</b>	<ol style="list-style-type: none"><li>1. Pre-app form</li><li>2. Applicant information</li><li>3. Plan set</li><li>4. Pre-app questions</li><li>5. SEPA checklist</li></ol>
<b>Applicant Information:</b>			
<b>Name:</b>	Dray Davick	<b>Email:</b>	permits@seabornpiledriving.com
<b>Phone:</b>			206-236-1700
<b>Second Pre-application Meeting Required:</b>	Not Applicable		

### Applicant Questions:

1. *Is the submitted materials correct to move forward with a SHL Exemption with SEPA review?*

**Staff Response:** The following information is required for a complete Shoreline Exemption application:

- A narrative demonstrating compliance with one of the exemptions from substantial development permits criteria listed in WAC 173-27-040(2). This should include all information necessary for staff to determine that the project meets one of the criteria.
- Provide more information on how the proposed development meets the criteria in MICC 19.13.050(B)(1). "Replacement bulkhead will comply" is not sufficient. How will the replacement bulkhead comply?
- Will the proposed development cross the northern property line? Plans seem to indicate that this is the case. All benefitted and burdened property owners need to provide written acknowledgement/approval of the portions of the project on their own property.
- Submit information on the shared dock. If there is language in the shared dock agreement that allows repair and maintenance of the bulkhead on both properties, then the above may be disregarded (depending on the agreement language).

**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.

- We did not receive the No Net Loss Report. Please make sure this is included in the application submission.

## Review Comments:

### Fire Comments:

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Fire Contact: [Jeromy.Hicks@mercerisland.gov](mailto:Jeromy.Hicks@mercerisland.gov) or 206-275-7966.

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/fire-permits-and-prevention-information>

### Tree Comments:

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Tree Contact: [John.Kenney@mercerisland.gov](mailto:John.Kenney@mercerisland.gov) or 206-275-7713.

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/tree-permits>

### Civil Engineering Comments:

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Civil Contact: [Ruji.Ding@mercerisland.gov](mailto:Ruji.Ding@mercerisland.gov) or 206-275-7703 [Kevin.Nguyen@mercerisland.gov](mailto:Kevin.Nguyen@mercerisland.gov) or 206-275-7706.

Please refer to MICC Title 15 for our Water, Sewers, and Public Utilities code.

For more information on Stormwater Permits please visit here:

<https://www.mercerisland.gov/cpd/page/stormwater-permits>

### Building Comments:

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Building Contact: [Gareth.Reece@mercerisland.gov](mailto:Gareth.Reece@mercerisland.gov) or 206-275-7710 [Jacob.Halverson@mercerisland.gov](mailto:Jacob.Halverson@mercerisland.gov) or 206-275-7718.

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/codes-design-criteria-research>

### Planning Comments:

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Planning Contact: [Molly.McGuire@mercerisland.gov](mailto:Molly.McGuire@mercerisland.gov) or 206-275-7712.

The Shoreline Exemption application will be reviewed under MICC 19.13.050(B)(1) and WAC 173-27-040(2). Please provide all necessary information for the City to complete the review, listed above in the Applicant Questions section.

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## 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
Single Family Residential	
First Review	8-12 weeks
Second Review	3 weeks
Third and subsequent reviews	2 weeks
Revisions	2-3 weeks
Express Reviews (see note below)**	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>

### Pre-Application Fees:

The minimum fee for the pre-application meeting must be paid to initiate the pre-application process. If staff time exceeds the minimum hours allotted, the applicant will be invoiced via email for additional staff hours at the current hourly rate. Note: All involved staff members track time spent researching and preparing, attending the meeting, corresponding, responding to questions pre and post meeting, and/or on any other activity related to the pre-application process for the project. Applicants who continue to discuss the meeting with staff should expect to be invoiced for additional staff time.

2022 Pre-application Fees	
<b>Type 1 Pre-Application Meeting:</b> \$900 minimum fee, plus charges for any staff time spent on the pre-application over 6 hours. Any additional staff time is charged at a rate of \$150/hour.	<b>Type 2 Pre-Application Meeting:</b> \$1,800 minimum fee, plus charges for any staff time spent on the pre-application over 12 hours. Any additional staff time is charged at a rate of \$150/hour.
<i>Please Note: Fees will continue to accrue, post pre-application meeting, in situations where the applicant requests follow up or has additional questions that require additional staff time.</i>	

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*Fees will be assessed at the hourly staff rate in place at the time of accrual and invoiced via email.*

Sincerely,

Molly McGuire  
Planner  
Community Planning & Development  
City of Mercer Island

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December 29, 2022

Page 4 of 4