
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



PUBLIC NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN for the application described below:

File Nos.: SUB19-002 (SEP19-005)

Permit Type: Type IV

Description of Request: A request for preliminary long plat approval to subdivide the 2.88 acre parcel into 14 lots for single-family homes. The lots are proposed to be accessed via a private street connecting to 62nd Ave SE, and the site will contain an area of community open space.

Applicant/ Owner: Brett Pudists, PE (Blueline Group) / OB Mercer Island Properties, LLC

Location of Property: 2825 W Mercer Way Mercer Island WA 98040
Identified by King County Assessor tax parcel number: 217450-2425

SEPA Compliance: *Please note that the review for SEPA Threshold Determination SEP17-020, associated with demolition of the existing building on-site, is on-going. The threshold determination for SEP17-020 may result in mitigation measures that are not currently reflected in the preliminary plat materials.*

Following review of the submitted State Environmental Policy Act (SEPA) checklist submit for the preliminary long plat application, 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) or Mitigated Determination of Non-Significance (MDNS) 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.

Project Documents: Please follow this file path to access the associated documents for this project:
<https://mieplan.mercergov.org/public/SUB19-002>

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.

Public Hearing:	The public hearing and the public meeting are not scheduled at this time. Once scheduled, public notice for the hearing will be provided at least 30 days in advance of the hearing, in accordance with MICC 19.15.100.
Applicable Development Regulations	Applications for Preliminary long plat approval and SEPA Threshold Determination are required to be processed as a Type IV approval pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type IV approvals are further detailed in MICC 19.15.030. Subdivision standards are located in Chapter 19.08 MICC and SEPA procedures are contained in Section 19.07.120 MICC.
Other Associated Permits:	SEP19-005 and future building permits are anticipated.
Environmental Documents:	Copies of all studies and / or environmental documents are available through the above project documents link.
Application Process Information:	Date of Application: March 1, 2019 Determined to Be Complete: March 29, 2019 Bulletin Notice: April 8, 2019 Date Mailed: April 8, 2019 Date Posted on Site: April 8, 2019 Comment Period Ends: 5:00PM on May 8, 2019

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

Project Contact:
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