
COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



NOTICE OF PUBLIC HEARING – SUB19-002

NOTICE IS HEREBY GIVEN that the City of Mercer Island Hearing Examiner will conduct an Open Record Public Hearing at 9:00AM on January 24, 2024, for the application described below:

File No: SUB19-002

Permit Type: Type IV

Description: A request preliminary long plat approval to subdivide 2.88 acres, zoned R-8.4, into 14 lots with associated infrastructure to support single-family residences. Lots 5, 6, 7, 8, 9, and 10 will be accessed from 62nd Avenue SE. Lots 1 and 2 will be accessed from a private access easement from SE 28th Street. Lots 3, 4, 11, 12, 13, and 14 will be accessed from a shared private access easement that runs north to south on the subject property, connecting SE 28th Street to SE 30th Street. The proposed development contains a private easement for open space and a community open space tract.

Applicant:

OB Mercer Island Properties, LLC
c/o Eric Hansen
PO Box 726
Bellevue, WA 98009
Phone: 206-604-7941 | eric@hansencr.com

Contact:

The Blueline Group
c/o Prett Pudists, P.E.
25 Central Way, Suite 400
Kirkland, WA 98033
Phone: 425-250-7247 | bpudists@thebluelinegroup.com

Location of Property: The subject property is located at 2825 W Mercer Way (King County parcel number 217450-2425). The subject property is situated in the NE 1/4 of Section 11, Township 24 north, and Range 4 east, W.M in the City of Mercer Island, King County, WA.

SEPA Compliance: The SEPA Responsible Official reviewed the Environmental Checklist, proposed plans, studies, existing environmental documents, etc., and issued a SEPA Threshold Determination of Nonsignificance (“DNS”), dated March 6, 2023, for the proposed development in accordance with the City’s SEPA regulations, Chapter 19.21 Mercer Island City Code (“MICC”) and pursuant to the optional DNS process specified in Washington Administrative Code (“WAC”) 197-11-355. No appeals were filed.

Project <https://mieplan.mercergov.org/public/SUB19-002>.

Documents: Documents will continually be added to this file as the process moves forward.

Time, Date and Location of Public Hearing: Pursuant to MICC 19.15.030(F) Table A, preliminary long plat approval requests are required to be processed as a Type IV action, with the Hearing Examiner as the decision authority. The public hearing is scheduled for January 24, 2024, at 9:00AM. If the hearing is not completed on Wednesday, January 24, it will be continued to Thursday, January 25. If a continuance is needed, it will be provided at the end of the day on January 24, 2023. Participants are encouraged to reserve January 25, 2024, on individual calendars, should additional time be needed to complete the public hearing process.

The open record public hearing will be held virtually using Zoom by either calling in or logging onto the meeting as a Zoom attendee. The City will also accept written testimony until such time that the public hearing is adjourned. Please send written testimony to deb.estrada@mercerisland.gov. Requests for additional information should be referred to the project contact listed below. Only those persons who submit written comments or testify at the open record hearing will be parties of record, and only parties of record will receive a notice of the decision and have the right to appeal.

Preregistering to Testify: Individuals wishing to testify or wishing to provide comment during the Public Hearing may preregister their request with the Administrative Coordinator/Deputy City Clerk at 206-275-7791 or email at deb.estrada@mercerisland.gov and leave a message before 4PM on the day prior to the Public Hearing. Please reference “Public Hearing Public Comment”. Each speaker will be allowed three (3) minutes to speak.

Public Comment by Video: Notify the Administrative Coordinator/Deputy City Clerk in advance that you wish to speak on camera and staff will be prepared to permit temporary video access when you enter the live Public Hearing. Please remember to activate the video option on your phone or computer, ensure your room is well lit, and kindly ensure that your background is appropriate for all audience ages. Screen sharing will not be permitted, but documents may be emailed to deb.estrada@mercerisland.gov.

Submitting Written Comments: The City will also accept written comments until such time that the public hearing is adjourned. Please send written comments to deb.estrada@mercerisland.gov.

WEDNESDAY, JANUARY 24, 2024 – DAY 1

To attend the **Wednesday, January 24, 2024**, hearing, please use the following Zoom information:

Join by Telephone at 9:00 AM:

1. Call 253-205-0468 and enter Meeting ID 885 8096 2984 and Passcode 617325 when prompted. Press *6 to mute and unmute.

Join by Internet at 9:00 AM:

<https://us02web.zoom.us/j/88580962984?pwd=cHlNdnZoYzdwZWRTcTM4UEsxUzlwQT09>

1. If the Zoom app is not installed on your computer, you will be prompted to download it.
2. If prompted for Meeting ID, enter 885 8096 2984
3. Enter Passcode 617325

THURSDAY, JANUARY 25, 2024 – DAY 2

If the hearing is continued to **Thursday, January 25, 2024**, please use the following Zoom information:

Join by Telephone at 9:00 AM:

1. Call 253-205 0468 and enter Meeting ID 815 4353 1980 and Passcode 219533 when prompted. Press *6 to mute and unmute.

Join by Internet at 9:00 AM:

<https://us02web.zoom.us/j/81543531980?pwd=aktXa1hnZ0dEYy9oY3dpUFpZdXRHdz09>

1. If the Zoom app is not installed on your computer, you will be prompted to download it.
2. If prompted for Meeting ID, enter 815 4353 1980
3. Enter Passcode 219533

Applicable Development Regulations: Pursuant to MICC 19.15.030(F) Table A, applications for preliminary long plat approval are required to be processed as Type IV land use reviews. Processing requirements for Type IV reviews are further detailed in MICC 19.15.030(F) Table B. Review criteria for long plats is located in Chapter 19.08 MICC.

Other Associated Permits: A future site development permit and building permits for future single-family residences are anticipated.

Project Contact: Ryan Harriman, EMPA, AICP – Planning Manager
Phone: (206) 275-7717 | ryan.harriman@mercerisland.gov

Project Dates:

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 the Subject Property:	April 8, 2019
Comment Period Ended:	5:00 PM on May 8, 2019
SEPA DNS Issued:	March 6, 2023
SEPA Appeal Period Ended:	April 5, 2023
SEPA DNS Addendum:	November 8, 2023
Notice of Public Hearing Issued:	December 13, 2023
Notice of Public Hearing Bulletin Notice:	December 13, 2023
Notice of Public Hearing Date Mailed:	December 13, 2023
Notice of Public Hearing Date Posted on the Subject Property:	December 13, 2023

VICINITY MAP

