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**CITY OF MERCER ISLAND**

9611 SE 36<sup>th</sup> Street • Mercer Island, WA 98040-3732

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October 26, 2017

Maria Simon

*Via email*

RE: Determination of Shoreline and SEPA Exemption (1705-086, SUB17-006, SUB17-007)  
8000 and 7840 SE 20<sup>th</sup> ST, Mercer Island, WA 98040; King County Tax Parcel #'s: 5452302218, and  
5452302216

Dear Mrs. Simon:

The City of Mercer Island has received an application for a Shoreline Exemption for 8000 and 7840 SE 20<sup>th</sup> (proposed to consolidate both lots into one) for the construction of a new single-family residence along the shoreline (Lake Washington). The scope of work includes grading for the proposed home, landscaping and driveway. The proposed single-family residence, landscaping, driveway and retaining walls are located within the 200-foot shoreline jurisdiction, however no structures are proposed within the 25-foot lake setback and less than 30% impervious surface coverage will be within the 25-50-foot shoreline setback. The proposed construction will be located landward of the Ordinary High Water Mark (OHWM). The proposed work waterward for the dock and beach restoration will be under a separate permit.

Shoreline Exemption

The applicant provided a signed Affidavit for Exemption indicating that the project should be exempt from Substantial Development Permit pursuant to WAC 173-27-040 (2)(g). Following review of the current application documents, the City has determined that the SUB17-006, SUB17-007, and 1705-086 project is exempt from a Shoreline Substantial Development Permit per WAC 173-27-040 (2)(g).

SEPA Exemption

The applicant has provided a grading/excavation plan indicating that the amount of grading/excavation for the building footprint and normal appurtenances. According to MICC 19.16 appurtenances includes garages, decks, driveway, utilities, and landscaping. The proposed grading on site is for the house, driveway and landscaping. Staff finds that the proposal is Categorically Exempt from SEPA Review per WAC 197-11-800 (1)(b)(v) and MICC 19.07.120 (J)(5)(e).

In addition, WAC 197-11-800 (1)(b)(i) exempts the construction or location of four detached single family residences, this exemption applies to the proposed one single family residence.

Please note that this letter is based upon the proposed scope of work as currently described within the application material. Revisions to the proposed scope of work may require a shoreline substantial development permit or issuance of a SEPA determination.

Sincerely,

A handwritten signature in black ink that reads "Lauren Anderson". The script is cursive and fluid, with the first name "Lauren" and last name "Anderson" clearly distinguishable.

Lauren Anderson, Assistant Planner  
City of Mercer Island Development Services Group  
206.275.7704  
[lauren.anderson@mercergov.org](mailto:lauren.anderson@mercergov.org)