
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



SEPA OPTIONAL THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS) SEP19-005 (SUB19-002)

Description of proposal: A SEPA Review associated with a request for preliminary long plat approval to subdivide the 2.88-acre subject property, zoned R-8.4, into 14 lots with associated infrastructure to support single-family residences. Most lots will front existing right-of-way, except for lots 12, 13, and 14, which will be accessed from a private access tract connecting to SE 28th Street. The private access tract will be 20-feet wide with a hammerhead turn around at the end. The proposed development will contain an area of community open space. Documents associated with the proposal are located here: <https://mieplan.mercergov.org/public/SEP19-005 & SUB19-002>.

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

Location of proposal: The subject property is located at 2825 W Mercer Way Mercer Island WA 98040, within the Northeast ¼ of Section 11, Township 24 North, Range 4 East, W.M. Further identified by King County Assessor tax parcel number: 2174502425.

Lead agency: City of Mercer Island, Department of Community Planning & Development. The lead agency determined that the proposed development will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required pursuant to RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under the optional DNS process specified in WAC 197-11-355. There is no further comment period on the DNS.

SEPA Responsible Official: Ryan Harriman, EMPA, AICP – Planning Manager, 9611 SE 36th Street, Mercer Island, WA 98040, Phone: 206-275-7717, Email: ryan.harriman@mercerisland.gov.

Issue Date: March 6, 2023

Signature: *Ryan Harriman*

Appeal Information: This decision to issue a Determination of Non-significance (DNS) rather than to require an EIS may be appealed pursuant to Chapter 19.21 of the Mercer Island Unified Land Development Code, Environmental procedures.

Any party of record may appeal this determination to the City Clerk at 9611 SE 36th Street Mercer Island, WA 98040 no later than 5:00 PM on April 5, 2023 by filing a timely and complete appeal application and paying the appeal fee. You should be prepared to make specific factual objections. Contact the City Clerk to read or ask about the procedures for SEPA appeals. To reverse, modify or remand this decision, the appeal hearing body must find that there has been substantial error, the proceedings were materially affected by irregularities in procedure, the decision was unsupported by material and substantial evidence in view of the entire record, or the decision is in conflict with the city's applicable decision criteria.