



DECLARATION OF NOTICE

| | | | |
|-----------------------------|--|-------------------|--|
| File No: | SUB19-002 | | |
| Location/Property: | 2825 W Mercer Way, Mercer Island, WA 98040 | | |
| Notice Process Information: | Date Mailed: | December 13, 2023 | |
| | Date Posted on Site: | December 13, 2023 | |
| | Date Published in Newspaper of Record: | December 13, 2023 | |
| | Date Published in Weekly Bulletin Notice: | December 13, 2023 | |
| | Date of Open Record Appeal Hearing: | January 24, 2024 | |

A true and correct copy of the Notice of Public Hearing as mailed, posted on site, and published in the Weekly Bulletin Notice is attached hereto as **Exhibit A**.

A true and correct copy of the Notice of Public Hearing as published in the Newspaper of Record is attached hereto as **Exhibit B**.

On December 13, 2023, the Notice of Public Hearing was mailed to all parties of record and property owners within 300 feet of the property. The list of addresses is attached hereto as **Exhibit C**.

On December 13, 2023, the Notice of Public Hearing was posted on site in a location that is visible to the public right-of-way.

On December 13, 2023, the Notice of Public Hearing was published in the Newspaper of Record.

On December 13, 2023, the Notice of Public Hearing was published in the Weekly Bulletin Notice.

I declare that the foregoing is true and correct subject to the penalty of perjury under the laws of the State of Washington.



Deborah Estrada
Deputy City Clerk

January 10, 2024

Date

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.

EXHIBIT A

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 |

EXHIBIT A

Published in the Newspaper of Record:
Date of Open Record Public Hearing:

December 13, 2023
9:00 AM on January 24, 2024

VICINITY MAP

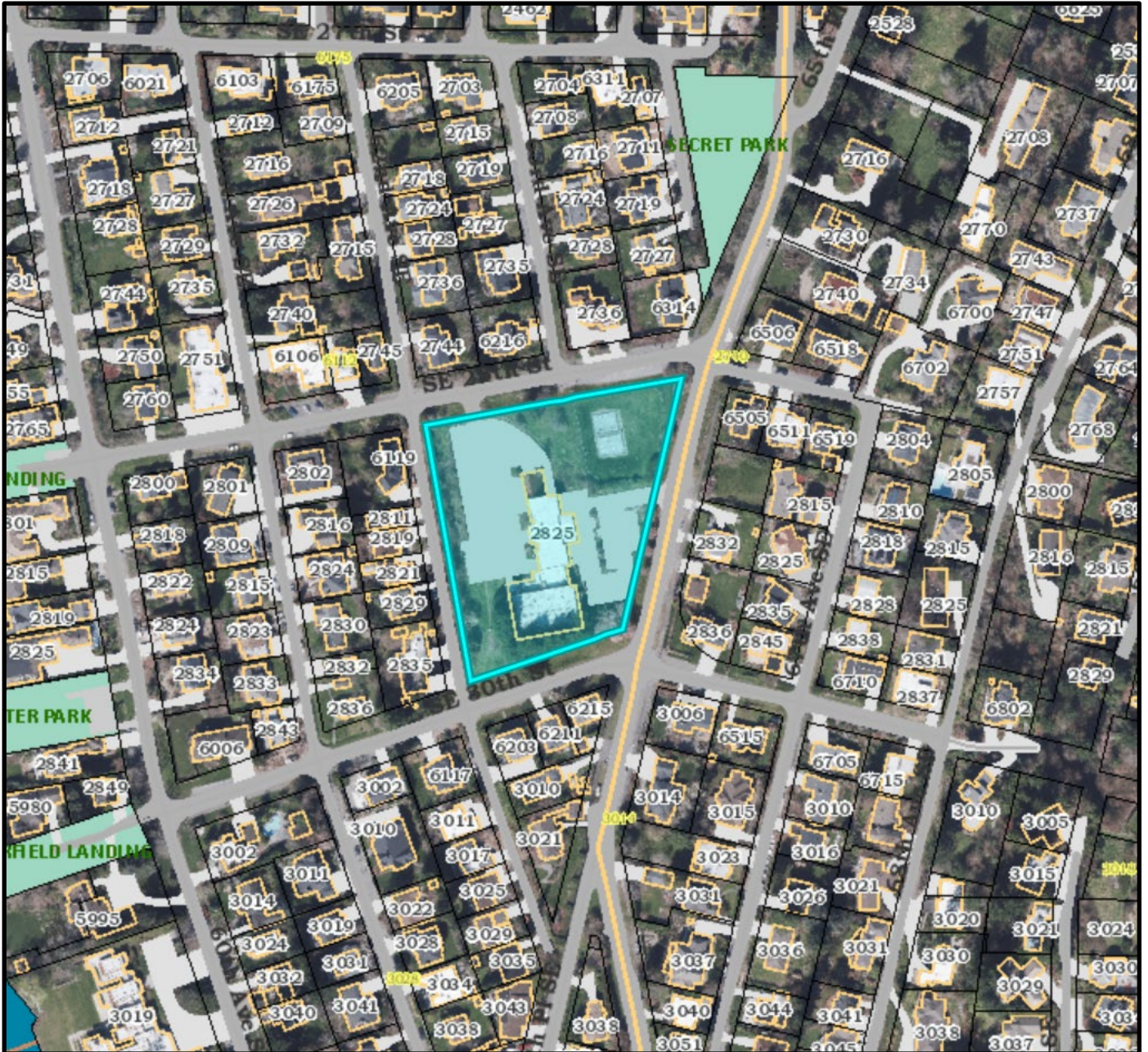


EXHIBIT B

CITY OF MERCER ISLAND

NOTICE OF PUBLIC HEARING – January 24, 2024

File No. 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 as File No. SUB19-002, Permit Type IV - A request for 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.

A complete copy of the notice is available online at

<https://mieplan.mercergov.org/public/SUB19-002/Notice%20of%20Public%20Hearing/>

Individuals wishing to testify or wishing to provide comment during the Public Hearing may preregister their request with the 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. Detailed instructions on how to comment live during the public hearing will be available online on or before December 13, 2023, at

<https://www.mercerisland.gov/parksrec/page/public-hearing-sub19-002>

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.

Deborah Estrada, MMC
Deputy City Clerk

Published in the Mercer Island Reporter: December 13, 2023

EXHIBIT C

| TaxpayerName | AddrLine | CityState | ZipCode | Notes |
|-----------------------------|-----------------------------|------------------|---------|-------|
| ATKINSON ROBERT+MEGAN | 2735 63RD AVE SE | MERCER ISLAND WA | 98040 | |
| BALINBIN JACQUELINE M | 2829 62ND AVE SE | MERCER ISLAND WA | 98040 | |
| BAYLEY RICHARD E+JEAN M | 6119 SE 28TH | MERCER ISLAND WA | 98040 | |
| BERESKY JOHANA & RYAN STEPH | 2740 W MERCER WAY | MERCER ISLAND WA | 98040 | |
| BURKE THOMAS J | 6211 SE 30TH ST | MERCER ISLAND WA | 98040 | |
| CANTRELL ANNA ELEY+ALEXANDE | 2801 61ST AVE SE | MERCER ISLAND WA | 98040 | |
| CHAPIN SAMUAL S+SOFFE LORET | 2724 63RD AVE SE | MERCER ISLAND WA | 98040 | |
| CHINN LAYNE K | PO BOX 962 | MERCER ISLAND WA | 98040 | |
| CHIVO DAVID I & JULIES | 2824 61ST AV SE | MERCER ISLAND WA | 98040 | |
| COOK APRIL MARIE+SHAPHERD D | 2728 62ND AVE SE | MERCER ISLAND WA | 98040 | |
| DAVE POLETTI & ASSOCIATES | 1455 NW LEARY WAY #400 #440 | SEATTLE WA | 98107 | |
| DIERDORFF MICHAEL J+LINDA | 3006 W MERCER WAY | MERCER ISLAND WA | 98040 | |
| DIERDORFF MICHAEL J+LINDA S | 3006 W MERCER WAY | MERCER ISLAND WA | 98040 | |
| DIPOTO GERARD P III+TAMARA | 3010 61ST AVE SE | MERCER ISLAND WA | 98040 | |
| ENGELAND CURTIS L (TTE) | 3011 62ND AVE SE | MERCER ISLAND WA | 98040 | |
| FENGTING YAN & XIN WU | 2825 67TH AVE SE | MERCER ISLAND WA | 98040 | |
| FUNG PAUL PING BOR+RUBY | 2736 63RD AV SE | MERCER ISLAND WA | 98040 | |
| GOEKEN LAURIE ARNOLD+TONY A | 6117 SE 30TH ST | MERCER ISLAND WA | 98040 | |
| GORMLEY REVOCABLE TRUST | 3014 W MERCER WAY | MERCER ISLAND WA | 98040 | |
| GREENBERG CURTIS | 2730 W MERCER WAY | MERCER ISLAND WA | 98040 | |
| GUYMAN TRUST | 6203 SE 30TH STREET | MERCER ISLAND WA | 98040 | |
| HARRIS ANDREW J | 2740 61ST SE | MERCER ISLAND WA | 98040 | |
| HENNE ERIK+HEATHER | 2727 64TH AVE SE | MERCER ISLAND WA | 98040 | |
| HIRSCH ROBERT+YANG FANG YU | 16911 INGLEWOOD RD NE | KENMORE WA | 98028 | |
| HONG MOW-CHI+SHYH-ING | 2833 61ST AVE SE | MERCER ISLAND WA | 98040 | |
| ISLAND TERRACE APARTMENTS L | P O BOX 1371 | MERCER ISLAND WA | 98040 | |
| ISLAND TERRACE APARTMENTS L | P O BOX 1371 | MERCER ISLAND WA | 98040 | |
| JACOBSON ARTHUR L MGR | 7753 78TH AVE SE | MERCER ISLAND WA | 98040 | |
| JOSS BRADLEY W+THERESA H | 2821 62ND AVE SE | MERCER ISLAND WA | 98040 | |
| KO WEN-I | 40 LAKE BELLEVUE DR #122 | BELLEVUE WA | 98005 | |
| LEE BRAD+LAURA S K LAU | 5921 24TH AV S | SEATTLE WA | 98108 | |
| LEONARD THOMAS F & MARIANNE | PO BOX 908 | MERCER ISLAND WA | 98040 | |
| LEONARD THOMAS F+MARIANNE | P O BOX 908 | MERCER ISLAND WA | 98040 | |
| LEVITT RANDALL+BURTON RILEY | 6702 SE 28TH ST | MERCER ISLAND WA | 98040 | |
| LUK CHI TO THOMAS & LEE ARI | 1814 12TH AVE S- APT 211 | SEATTLE WA | 98144 | |
| LUO BEI+LI HUANG | 2845 67TH AVE SE | MERCER ISLAND WA | 98040 | |

EXHIBIT B

| | | | |
|-----------------------------|----------------------|------------------|-------|
| LUU THI HA+LE HOANG VU | 3017 62ND AVE SE | MERCER ISLAND WA | 98040 |
| MAR GILBERT F | 2835 62ND AVE SE | MERCER ISLAND WA | 98040 |
| MARUYAMA EMI & NAKATSU YUMI | 2835 67TH AVE SE | MERCER ISLAND WA | 98040 |
| MASHRUWALA RAJIV + MARY A | 6506 SE 28TH ST | MERCER ISLAND WA | 98040 |
| MCDEVITT MICHAEL AND JANET | 6518 SE 28TH ST | MERCER ISLAND WA | 98040 |
| MCMULLAN DAVID MICHAEL+VICT | 3015 67TH AVE SE | MERCER ISLAND WA | 98040 |
| MENDELS HARRIET ALICE | 2715 62ND AVE SE | MERCER ISLAND WA | 98010 |
| MERCER ISLAND CITY OF | 9611 SE 36TH ST | MERCER ISLAND WA | 98040 |
| METCALFE CHRISTIAN T & PRIM | PO BOX 727 | MERCER ISLAND WA | 98040 |
| MING TAM | PO BOX 7088 | KENNEWICK WA | 99336 |
| NAVRIDES ROXANNE | PO BOX 1112 | MERCER ISLAND WA | 98040 |
| NELSON WILLIAM IV & KINGMA | 3023 67TH AVE SE | MERCER ISLAND WA | 98040 |
| NGUYEN DON | 12327 NE 7TH PL #102 | BELLEVUE WA | 98005 |
| OB MERCER ISLAND PROPERTIES | P O BOX 726 | BELLEVUE WA | 98009 |
| ODELL T E | 6215 SE 30TH ST | MERCER ISLAND WA | 98040 |
| PHILLIPS CRAIG | 7239 SE 239TH ST | MERCER ISLAND WA | 98040 |
| PHILLIPS JAMES P | 6519 SE 28TH ST | MERCER ISLAND WA | 98040 |
| POLIK DEAN M | PO BOX 80525 | SEATTLE WA | 98108 |
| POON SIMON KIN SING+REMY TZ | 2823 61ST AV SE | MERCER ISLAND WA | 98040 |
| PYNCHON SARAH | 6216 SE 28TH ST | MERCER ISLAND WA | 98040 |
| REGIS COLLIN M | 2745 62ND AV SE | MERCER ISLAND WA | 98040 |
| ROWE KENT M+SARAH W -TTEES | 2732 61ST AVE SE | MERCER ISLAND WA | 98040 |
| SCHWARTZ DANIEL A | 2744 62ND AVE SE | MERCER ISLAND WA | 98040 |
| SCHWARTZ MARION C | 3002 61ST AVE SE | MERCER ISLAND WA | 98040 |
| SONG PAUL Y | 6314 SE 28TH ST | MERCER ISLAND WA | 98040 |
| SPAK STEPHEN GARY | 8340 WOODBROOK LN | MERCER ISLAND WA | 98040 |
| STEWART WAYNE+NANCY H | 6505 SE 28TH | MERCER ISLAND WA | 98040 |
| SWENDROWSKI MICHAEL J+PAMEL | 2736 62ND AV SE | MERCER ISLAND WA | 98040 |
| TISCORNIA JOHN F+PAULA C | 5646 E MERCER WAY | MERCER ISLAND WA | 98040 |
| ULLMAN BRADLEY CHASE+CAI XI | 6511 SE 28TH ST | MERCER ISLAND WA | 98040 |
| WALKER-BELL WENDY A | 3021 W MERCER WAY | MERCER ISLAND WA | 98040 |
| YOCUM KENNETH W+LAURA M | 3010 62ND AVE SE | MERCER ISLAND WA | 98040 |
| YOUNG CONNIE | 4604 175TH AVE SE | BELLEVUE WA | 98006 |
| ZUNSER BRUCE E | 2843 61ST AVENUE SE | MERCER ISLAND WA | 98040 |