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BEFORE THE HEARING EXAMINER OF THE CITY OF MERCER ISLAND

In Re The Appeal of:

ROBERT GROSSMAN,

Appellants,

v.

CITY OF MERCER ISLAND,

Respondent.

No. APL25-004

DECLARATION OF RYAN
HARRIMAN IN SUPPORT OF CITY'S
RESPONSE TO APPLICANT'S
MOTION FOR SUMMARY
JUDGMENT

I, Ryan Harriman, declare and state:

1. I am over the age of eighteen, not a party to this action, and competent to testify herein.

2. I am the Planning Manager with the City of Mercer Island and have been employed in this capacity since 2022.

3. The City of Mercer Island uses Trakit as its software system to track application, review status, issuance date, pickup date, and other key dates relating to certain City issued permits.

4. A copy of Trakit screenshot Permit #2410-056 is attached to my declaration as Exhibit A. Permit #2410-056 is the building permit issued to Seascape Homes, LLC associated with the construction of a proposed single family residence King County Tax Assessor's Parcel #141030-00570.

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5. A copy of Trakit screenshot Permit #2504-153 is attached to my declaration as Exhibit B. Permit #2504-153 is a tree permit issued to Seascope Homes, LLC associated with the construction of a proposed single family residence King County Tax Assessor's Parcel #141030-00570.

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

DATED this 2nd day of July, 2025, at Tacoma, Washington.

By: Ryan Harriman
Ryan Harriman

EXHIBIT “A”

Permit #: 2410-056

Permit Information **Restrictions**

Description: NEW 4326 st SFR w/ 588sf GARAG
 Applicant: STURMAN ARCHITECTS
 Type: BUILDING
 Subtype: SF NEW COMBOVACANT
 Status: ACTIVE

Applied: 10/08/2024 HM
 Approved: 04/18/2025 JHA
 Issued: 04/30/2025 HM
 Finaled: HM
 Expiration: 04/29/2027 HM
 Complete: 10/16/2024 HM

Assessor PIN: 1410300057
 Address: 5222 FOREST AVE SE
 City, State, Zip: MERCER ISLAND WA 98040
 Type: PARCEL+AD

Owner: SEASCAPE HOMES LLC
 Subdivision: CARRS LAKE SIDE ADD
 Tract: Block: Lot: 12 THRU 18

Restrictions

Contacts (7) Owner: SEASCAPE HOMES LLC Contractor: SEASCAPE HOMES LLC Applicant: STURMAN ARCHITECTS

Valuation Details Job Value: \$1,500,000.00

Financial Information Charged: \$39,219.90 Paid: \$39,219.90 Due: \$0.00 Deposits Avail: \$0.00

Plan Reviews (29)

ReviewType	Reviewer	Sent Date	Due Date	Returned Date	Status	Remarks	RecordID
CST ROUTE - INTAKE SCREENI	HM	09/26/2024	09/28/2024	10/08/2024	COMPLETE		HM:24100810301
INTAKE1 BLDG	GR	10/08/2024	10/09/2024	10/16/2024	OK		HM:24100810311
INTAKE1 CIVIL	RD	10/08/2024	10/09/2024	10/11/2024	OK		HM:24100810311
INTAKE1 CST	HM	10/08/2024	10/09/2024	10/16/2024	COMPLETE		HM:24100810311
INTAKE1 CST	NAL	10/08/2024	10/10/2024	10/08/2024	OK		NAL:2410080340
INTAKE1 FIRE	MAJ	10/08/2024	10/09/2024	10/09/2024	OK	13R + code alts	HM:24100810311
INTAKE1 PLANNING	GM	10/08/2024	10/09/2024	10/09/2024	OK		HM:24100810311
INTAKE1 TREE	JK	10/08/2024	10/09/2024	10/09/2024	OK		HM:24100810311
CST ROUTE - BLDG	HM	10/16/2024	10/30/2024	11/01/2024	COMPLETE		HM:24101709232
BUILDING	JHA	10/22/2024	12/31/2024	12/26/2024	Resubmitted		HM:24102205252
CST PAYMENT	HM	10/22/2024	10/29/2024	10/28/2024	COMPLETE		HM:24102211272

Conditions

Inspections (48)

Chronology (15)

Action Type	Staff Name	Action Date	Completion Date
OTHER	grace manahan	04/30/2025	04/30/2025
OTHER	hmercier	04/29/2025	04/29/2025
PUBLIC NOTICE - NOA OR NOD	hmercier	04/22/2025	
PLAN REVIEW	grace manahan	04/15/2025	04/15/2025
CUSTOMER CONTACT - EMAIL	grace manahan	04/02/2025	04/02/2025
STAFF COLLABORATION	grace manahan	04/02/2025	04/02/2025
PLAN REVIEW	grace manahan	03/27/2025	03/27/2025
STAFF COLLABORATION	madelyn.nelson	03/26/2025	03/26/2025
PST - INCOMPLETE SUBMITTAL	nallerdice	03/17/2025	
CUSTOMER CONTACT - EMAIL	grace manahan	02/12/2025	02/12/2025
CUSTOMER CONTACT - EMAIL	grace manahan	12/19/2024	12/19/2024

Custom Screens (7)

Functions

- Add Record
- Duplicate Record
- Edit Notes

Link to...

- Additional Site
- Parent Project
- Parent Permit
- Sub-Permit
- Sub-Case
- Parent License

Reviews

- Add Reviews
- Void Review
- Edit Reviews
- Add Notes

Utilities

Functions

- Add Actions
- Void Actions
- Edit Actions
- Edit Notes
- Schedule Events

Utilities

Database: CPD_TRAKIT_PROD

TRAKIT RELEASE

EXHIBIT “B”

Description: REMOVE 3 TREES; REPLACE WITH 14 T

Applied: 04/21/2025 HM

Applicant: STURMAN ARCHITECTS

Approved: 04/21/2025 HM

Type: TREE

Issued: 04/30/2025 HM

Subtype: 1-3 TREES

Finalized:

Status: ACTIVE

Expiration: 04/29/2028 HM

Undefined:

Assessor PIN: 1410300057

Owner: SEASCAPE HOMES LLC

Address: 5222 FOREST AVE SE

Subdivision: CARR S LAKE SIDE ADD

City, State, Zip: MERCER ISLAND WA 98040

Tract: Block: Lot 12 THRU 18

Type: PARCEL+AD

Restrictions

Contacts (7) Owner: SEASCAPE HOMES LLC Contractor: SEASCAPE HOMES LLC Applicant: STURMAN ARCHITECTS

Valuation Details Job Value: \$0.00

Financial Information Charged: \$209.00 Paid: \$209.00 Due: \$0.00 Deposits Avail: \$0.00

Plan Reviews

ReviewType	Reviewer	Sent Date	Due Date	Returned Date	Status	Remarks	RecordID

Conditions

Inspections (3)

Chronology

Action Type	Staff Name	Action Date	Completion Date

Custom Screens (2)

Functions

- Add Record
- Duplicate Record
- Edit Notes

Link to...

- Additional Site
- Parent Project
- Parent Permit
- Sub-Permit
- Sub-Case
- Parent License

Reviews

- Add Reviews
- Void Review
- Edit Reviews
- Add Notes

Utilities

Functions

- Add Actions
- Void Actions
- Edit Actions
- Edit Notes
- Schedule Events

Utilities