



Weekly Permit Bulletin
9611 SE 36th Street | Mercer Island, WA 98040 | 206.275.7605

*****City Hall Closed – [Learn More About Long-Range Facility Planning](#)*****

March 17, 2025

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Mercer Island.

How to use this bulletin

To learn more about a project:

- Click the “Project Documents” link to view digital documentation. The project documents available through this link contain most, but may not contain all, publicly available information. For example, when a project is updated with a different project design, older designs may be removed from the public folder to avoid confusion. Each folder will be updated when there is a project revision.
- Call the project planner to arrange to review the project files. The planner’s contact information is in the notice. You may also call the “Planner Helpline” for zoning related questions at 206-275-7729. Additional resources are available online:
 - <http://www.mercerisland.gov>: Staff directory, city regulations, and additional information about permits.
 - <http://www.mybuildingpermit.com>: Follow the status of a specific permit by address or permit number.
 - [Mercer Island Map Portal](#): A tool to search for site-specific information.

To comment on a project:

If comments are provided within the specified comment period, they will be forwarded to the appropriate reviewer, and you will become a party of record. Written comments can specifically address how the proposed work does not meet one or more of the criteria listed in the Applicable Development Regulations.

- Send your comments in writing to the project planner identified in the notice. Be sure to include your name, address, and email if applicable.
- The City will accept public comments at any time prior to the closing of the record of an open record predecision hearing, if any, or if no open record predecision hearing is provided, prior to the decision on the project land use review.
- If you submit a written comment, staff will send you a copy of the notice of decision or recommendation.

Will there be a public hearing on this application?

Public Hearings are only required for Type 4 permits. For a list of Type 4 (IV) permits, please refer to [Mercer Island City Code 19.15.030](#) Table A. The project will state under the Public Hearing section if a hearing is required.

What is SEPA?

State Environmental Policy Act (SEPA) is a review intended to act as a “safety net” in protecting the environment. Following SEPA review, the City must issue a determination of Significance, Non-Significance, or a Mitigated Determination of Non Significance. Applicants for a SEPA review must complete a SEPA [checklist](#), and may need to prepare additional mitigation to avoid a “probable significant impact” to the environment.

When is a project SEPA exempt?

The state Department of Ecology establishes categorical exemptions to SEPA review, which are generally described here: [WAC 197-11-800](#). For example, a shoreline dock may be SEPA exempt if the dock was legally established, and normal maintenance and repair is proposed. However, SEPA is required if the dock will expand or if a new dock is built.

Where can I find more information?

Please review the Washington State Department of Ecology SEPA [website](#) and the SEPA [handbook](#). Another useful page is the SEPA form templates found [here](#).

Receive the bulletin by email.

Email the Deputy City Clerk at deb.estrada@mercerisland.gov to receive or unsubscribe from the weekly bulletin distribution list.

How to reach us.

9611 SE 36th Street | Mercer Island, WA 98040 | (206) 275-7729 | The Community Planning & Development Department is located on the lobby floor of Mercer Island City Hall.

How to search permit records online.

Land use review actions that are not listed in this bulletin can be searched online at <https://permitsearch.mybuildingpermit.com/>. Searching online permit records requires the following steps:

1. Select “Mercer Island” from the jurisdiction dropdown menu.
2. In the blue “Search by” section, click the “Project Info” tab.
3. The “Project Name/Description” field is optional. It can be left blank unless searching for a specific project.
4. Select the permit type from the “Permit Type” dropdown menu.
5. Use the “Permit Status” field to narrow searches by status. This field is optional. “Permit Status” can be left blank unless searching for a specific project.
6. Use the “Date Type” to limit your search to permits either applied, issued, or finalized. Use the “Applied” option to search for permits that are still in review. Use the “Issued” option to see permits that have been issued; these permits were approved. The “Finalized” option will show permits that received a final inspection and approval (Note: not all permits are finalized, only those requiring a final inspection will be finalized).
7. Use the “From” and “To” fields to define the dates you want to search between.
8. After the search is conducted, results will display below the search fields. You have the option of downloading the records to an Excel spreadsheet.

Notice of Public Hearings

Temporary Uses and Structures Code Amendment – Public Hearing March 26, 2025

Notice is hereby given that the Mercer Island Planning Commission will hold a public hearing at its Regular Hybrid Meeting on Wednesday, March 26, 2025, at approximately 6pm, at the Mercer Island Community and Events Center. The Planning Commission will receive comments on proposed amendments to Mercer Island City Code to create a new section under Chapter 19.06 and to amend 19.06.050, Commerce on public property, and 19.15.030, Land use review types. The proposed amendments would establish regulations for temporary uses and structures on private property.

For more information, <https://mieplan.mercergov.org/public/ZTR25-001>

The Planning Commission public hearing is accessible in person and using Zoom. The public will have the opportunity to comment during the public hearing by either attending in person, calling in, or logging onto the meeting via Zoom. Written comments may be submitted to the City of Mercer Island by e-mail to cityclerk@mercerisland.gov until such time that the public hearing is adjourned.

Detailed instructions on how to comment live during the public hearing will be available online on or before March 21, 2025, at: <https://www.mercerisland.gov/bc-pc>

New Dwelling Units in Existing Structures Code Amendment – Public Hearing April 23, 2025

Notice is hereby given that the Mercer Island Planning Commission will hold a public hearing at its Regular Hybrid Meeting on Wednesday, April 23, 2025, at approximately 6pm, at the Mercer Island Community and Events Center. The Planning Commission will receive comments on proposed amendments to Mercer Island City Code to create a new section under Chapter 19.06 regulating the development of new dwelling units in existing buildings. The amendments are proposed to comply with recent changes in the state law enacted by House Bill 1042 and codified in RCW 35A.21.440.

More information can be found at <https://mieplan.mercergov.org/public/ZTR25-002>

The Planning Commission public hearing is accessible in person and using Zoom. The public will have the opportunity to comment during the public hearing by either attending in person, calling in, or logging onto the meeting via Zoom. Written comments may be submitted to the City of Mercer Island by e-mail to cityclerk@mercerisland.gov until such time that the public hearing is adjourned.

Detailed instructions on how to comment live during the public hearing will be available online on or before April 18, 2025, at: <https://www.mercerisland.gov/bc-pc>

Notices of Application

NOTICE IS HEREBY GIVEN for the application described below:

File No.: [CAO24-037](#)

Permit Type: Type III

Description of Request: A request for a Critical Area Review 2 for the demolition of an existing single-family residence and construction of a new single-family residence on a lot containing geologically hazardous areas, within shoreline jurisdiction of Lake Washington.

Applicant/Owner: Jim Dearth (Ripple Design Studio) / David & Karen Zimmer

Location of Property: 4661 Forest Ave SE, Mercer Island WA 98040
King County Assessor tax parcel number: 404500-0065

SEPA Compliance:
The project is exempt from SEPA Review pursuant to [WAC 197-11-800\(1\)\(b\)\(i\)](#).

Project Documents: <https://mieplan.mercergov.org/public/CAO24-037>

Written Comments: This may be the only opportunity to comment on this proposal. Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.

Public Hearing and Public Meeting: Pursuant to [MICC 19.15.030](#) Tables A and B, a public hearing is not required for Type I-III permits.

Applicable Development Regulations Applications for Critical Area Review 2 are required to be processed as Type III land use reviews pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type III land use reviews are further detailed in MICC 19.15.030. The city's subdivision requirements are contained in [Chapter 19.08 MICC](#).

Other Associated Permits: Permit No(s): SHL24-036 & Building Permit 2411-163

Environmental Documents: Copies of all studies and/or environmental documents are available through the above project documents link.

Application Process Information:

Date of Application:	December 31, 2024
Determined to Be Complete:	March 7, 2025
Weekly Permit Bulletin Notice:	March 17, 2025
Date Mailed:	March 17, 2025
Date Posted on Site:	March 17, 2025
Comment Period Ends:	5:00PM on April 16, 2025

Project Contact: Molly McGuire, Senior Planner
molly.mcguire@mercerisland.gov | (206) 275-7712

NOTICE IS HEREBY GIVEN that the City of Mercer Island has received the application described below:

File No.: 2502-028

Permit Type: Type III

Description of Request: Construct a 4673 sf new single family residence with a 518 square foot garage on a vacant lot.

Applicant/ Owner: Chris Luthi / Artoush Fanaiyan

Location of Property: 5818 W MERCER WAY, Mercer Island, WA 98040
King County Assessor tax parcel number: 1574700170

SEPA Compliance: The proposal is categorically exempt from SEPA review per WAC 197-11-800.

Project Documents: <https://mieplan.mercergov.org/public/2502-028>

Written Comments: Written comments on this proposal may be submitted to the City of Mercer Island either by email or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made.

Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.

Applicable Development Regulations: Building permits are reviewed for compliance with:

- [Title 15](#) – Water, Sewers, and Public Utilities
- [Title 17](#) – Construction Codes
- [Title 19](#) – Unified Land Development Code

Other Associated Permits: A future stormwater, ROW use, tree, sewer, demolition, water meter, or temporary power may be required at a later date.

Public Hearing: Pursuant to MICC 19.15.030 Table B a public hearing is not required for Type I-III permits.

Application Process Information: Date of Complete Application: March 7, 2025
Date of Notice of Application: March 17, 2025 through April 14, 2025

Project Contact: Tony Newton, Assistant Planner
tony.newton@mercerisland.gov | (206) 275-7715

NOTICE IS HEREBY GIVEN that the City of Mercer Island has received the application described below:

File No.: 2501-218

Permit Type: Type III

Description of Request: Construct a 5634 square foot new single-family residence with a 518 square foot garage on a vacant lot.

Applicant/ Owner: Seth Hale (N5 Architecture) / Level Capital

Location of Property: 5236 W Mercer Way, Mercer Island, WA 98040
King County Assessor tax parcel number: 1924059324

SEPA Compliance: The proposal is categorically exempt from SEPA review per WAC 197-11-800.

Project Documents: <https://mieplan.mercergov.org/public/2207-178>

Written Comments: Written comments on this proposal may be submitted to the City of Mercer Island either by email or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made.

Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.

Applicable Development Regulations: Building permits are reviewed for compliance with:

- [Title 15](#) – Water, Sewers, and Public Utilities
- [Title 17](#) – Construction Codes
- [Title 19](#) – Unified Land Development Code

Other Associated Permits: A future stormwater, ROW use, tree, sewer, demolition, water meter, or temporary power may be required at a later date.

Public Hearing: Pursuant to MICC 19.15.030 Table B a public hearing is not required for Type I-III permits.

Application Process Information: Date of Complete Application: [Click to enter date.](#)
Date of Notice of Application: [Click to enter date.](#) through [Click to enter date.](#)

Project Contact: Grace Manahan, Assistant Planner
grace.manahan@mercerisland.gov | (206) 275-7764

NOTICE IS HEREBY GIVEN for the application described below:

File No.: CUP25-002 & SEP25-003

Permit Type: Type IV

Description of Request: A request for a Conditional Use Permit with SEPA Review for installation of water meter data collection equipment. The Proposed development is considered an Essential Public Facility pursuant to Mercer Island City Code 19.16.010.E. An Essential Public Facility requires a Conditional Use Permit in all zones (MICC 19.06.100(D)).

Applicant/Owner: Alaine Sommargren / City of Mercer Island

Location of Property: Located in the right of way adjacent to the intersection of SE 32nd St. and W Mercer Way, Mercer Island WA 98040

SEPA Compliance: Following review of the submitted State Environmental Policy Act (SEPA) checklist, an initial evaluation of the proposed project for probably significant adverse environmental impacts has been conducted. The City expects to issue a SEPA Determination of Non-Significance (DNS) for this project. The optional DNS process, as specified in Washington Administrative Code (WAC) 197-11-355, is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for this specific project may be obtained upon request.

Project Documents: <https://mieplan.mercergov.org/public/CUP25-002>

Written Comments: This may be the only opportunity to comment on this proposal. Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.

Public Hearing and Public Meeting: Pursuant to Mercer Island City Code (MICC) [MICC 19.15.030](#) Table A and B a public hearing is required for Type IV land use reviews. The Hearing Examiner conducts the public hearing and issues a decision on Type IV land use reviews. The public hearing will be advertised in a separate notice for a date to be determined.

Applicable Development Regulations Applications for Conditional Use Permit approval are required to be processed as a Type IV land use reviews pursuant to [MICC 19.15.030](#). Processing requirements for Type IV land use reviews are further detailed in [MICC 19.15.030](#). The Conditional Use Permit approval criteria is detailed in MICC 19.06.110(A).

Other Associated Permits: N/A

Environmental Documents: Copies of all studies and/or environmental documents are available through the above project documents link.

Application Process Information:

Date of Application:	March 4, 2025
Determined to Be Complete:	March 12, 2025
Weekly Permit Bulletin Notice:	March 17, 2025
Date Mailed:	March 17, 2025
Date Posted on Site:	March 17, 2025
Comment Period Ends:	5:00PM on April 16, 2025

Project Contact: Tony Newton, Assistant Planner
tony.newton@mercerisland.gov | (206) 275-7715

NOTICE IS HEREBY GIVEN for the application described below:

File No.: CUP25-001; SEP25-002

Permit Type: Type IV

Description of Request: A request for a Conditional Use Permit with SEPA Review for installation of water meter data collection equipment. The proposed development is considered an Essential Public Facility pursuant to Mercer Island City Code [19.16.010](#).E. An Essential Public Facility requires a Conditional Use Permit in all zones ([MICC 19.06.100](#)(D)).

Applicant/Owner: Alaine Sommargren (City of Mercer Island)

Location of Property: Intersection of W. Mercer Way and E. Mercer Way, Mercer Island WA 98040

SEPA Compliance: Following review of the submitted State Environmental Policy Act (SEPA) checklist, an initial evaluation of the proposed project for probably significant adverse environmental impacts has been conducted. The City expects to issue a SEPA Determination of Non-Significance (DNS) for this project. The optional DNS process, as specified in Washington Administrative Code (WAC) 197-11-355, is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for this specific project may be obtained upon request.

Project Documents: <https://mieplan.mercergov.org/public/CUP25-001>

Written Comments: This may be the only opportunity to comment on this proposal. Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.

Public Hearing and Public Meeting: Pursuant to Mercer Island City Code (MICC) [MICC 19.15.030](#) Table A and B a public hearing is required for Type IV land use reviews. The Hearing Examiner conducts the public hearing and issues a decision on Type IV land use reviews. The public hearing will be advertised in a separate notice for a date to be determined.

Applicable Development Regulations Applications for Conditional Use Permit approval are required to be processed as a Type IV land use reviews pursuant to [MICC 19.15.030](#). Processing requirements for Type IV land use reviews are further detailed in [MICC 19.15.030](#). The Conditional Use Permit approval criteria is detailed in [MICC 19.06.110](#)(A).

Other Associated Permits: N/A

Environmental Documents: Copies of all studies and/or environmental documents are available through the above project documents link.

Application Process Information:

Date of Application:	March 4, 2025
Determined to Be Complete:	March 12, 2025
Weekly Permit Bulletin Notice:	March 17, 2025
Date Mailed:	March 17, 2025
Date Posted on Site:	March 17, 2025
Comment Period Ends:	5:00PM on April 16, 2025

Project Contact: Madelyn Nelson
madelyn.nelson@mercerisland.gov | (206)275-7704

SEPA Mitigated Determination of Non-Significance (MDNS)

NOTICE IS HEREBY GIVEN for the application described below:

Application No.: SEP24-003

Permit Type: Type III

Description of Request: Review under the State Environmental Policy Act (SEPA) for the construction of a new, three-story preschool and K-8 school with rental offices, shared parking, and associated site improvements. The preschool, K-8 school, and rental offices are proposed on parcel 0824059045, which are permitted uses in the B zoning designation. The shared parking and associated site improvements would be located in the R-9.6 zoning designation and are subject to a conditional use permit per MICC 19.02.010(C)(2).

Applicant: Anjali Grant / Herzl-Ner Tamid Conservative Congregation

Location of Proposal: 3700 E Mercer Way, Mercer Island, WA 98040
King County Assessor tax parcel number: 0824059045, 1515600010, 151560TRCT, 2107000010

Lead Agency: City of Mercer Island, Department of Community Planning & Development

Project Documents: <https://mieplan.mercergov.org/public/CUP24-001> and [SEP24-003](https://mieplan.mercergov.org/public/SEP24-003)

Application Process Information:	Date of Application:	April 3, 2024
	Determined to be Complete:	April 24, 2024
	Bulletin Notice:	April 29, 2024
	Date of Mailing:	April 29, 2024
	Date of Sign Posting:	April 29, 2024
	Comment Period Ended:	5:00PM on May 30, 2024

The lead agency determined that the proposed development will not have a probably significant adverse impact on the environment. An environmental impact statement (EIS) is not required pursuant to RCW 43.21C.031(2). 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.

<input checked="" type="checkbox"/>	This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS.
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Responsible Official: Ryan Harriman, Planning Manager
ryan.harriman@mercerisland.gov | (206) 275-7717

Issued Date: March 17, 2025 **Signature:** /s/ Ryan Harriman, Planning Manager

Findings:

1. The City's transportation consultant, KPG Psomas (KPG), reviewed the Traffic Impact Analysis with the associated Transportation Concurrency Certificate application (TCC24-004) and identified aspects of the project which would likely have significant impacts without proper mitigation. The City has incorporated the comments from KPG's review letters into the SEPA threshold determination as required mitigation measures to ensure that these issues are addressed by the applicant.

Mitigation Measures:

Pursuant to the provisions of RCW 43.21C.060, WAC 197-11-350, and the above Findings, the SEPA Lead Agency requires the following mitigation measures:

1. Provide a left turn lane from southbound East Mercer Way to the Frontage Road serving the site. All lane widths (left and through) shall comply with American Association of State Highway and Transportation Officials (“AASHTO”) and Washington State Department of Transportation (“WSDOT”) standards. The turn lane length shall be designed to accommodate left turn demand during the AM and PM peak hour and site peak if it does not coincide with the AM and PM peak hour.
2. The addition of the southbound left turn lane may reduce the length of adjacent northbound left turn lane at the SE 36th Street/East Mercer Way intersection. Verify with a traffic operations analysis that, with the addition of the southbound left turn lane to the Frontage Road, the northbound left turn lane at the SE 36th Street/East Mercer Way intersection will have sufficient storage length to accommodate vehicles during the AM and PM peak hours.
3. Confirm adequacy of curb radii for right turning vehicles exiting from the Frontage Road onto northbound East Mercer Way based on lane width designed for East Mercer Way if lane width is narrower than existing condition. Modify curb radii if warranted.
4. The Transportation Impact Analysis states that the school bus unloading/loading will occur at the east end of the school. The site plan and circulation plan do not show the location of the bus loading zone or walkways along the east side of the building for students to access the bus loading zone. Revise the site plan and circulation plan to show the bus loading zone and how students will safely access the bus loading zone. Parent drop-off and pick-up traffic will also use the roadway east of the school. The Transportation Impact Analysis should describe how the school buses will safely interact with parent drop-off and pick-up queuing and traffic that is using the same roadway.

APPEAL INFORMATION

This decision to issue a Determination of Non-significance (DNS) rather than to require an EIS may be appealed pursuant to Section 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 36 th Street, Mercer Island, WA 98040 no later than 5pm on March 31, 2025 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.
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Notice of Setback Deviation

File Nos.:	DEV25-005
Description of Request:	An application for a Setback Deviation consistent with MICC 19.06.110(C) for the demolition of an existing single-family residence and construction of a new single-family residence. The Setback Deviation is being reviewed concurrently with an application for a Critical Areas Reasonable Use Exception.
Applicant:	Regan McClellan, AIA (McClellan Tellone)
Location of Property:	5928 77th Ave SE, Mercer Island, WA 98040; King County Assessor tax parcel number: 242404-9037
Public Documents:	https://mieplan.mercergov.org/public/DEV25-005/
Complete Application Date:	March 12, 2025
Assigned Staff:	Molly McGuire, Senior Planner molly.mcguire@mercerisland.gov (206) 275-7712

Notices of Decision

NONE

Determination on Non-Significance (DNS)

NONE

Notice of Wireless Communications Facility Application

NONE

Accessory Dwelling Unit Permit Applications

NONE

Notices of Code Official Design Standard Review

NONE

Notices of Lot Line Revision

NONE

Notices of Shoreline Exemption

NONE

Seasonal Development Limitation Application

NONE

SEPA Threshold Optional Determination of Non-Significance (ODNS)

NONE

Notice of Type II Permit

NONE