

Molly McGuire

From: Ryan Harriman
Sent: Tuesday, April 8, 2025 1:31 PM
To: Merkys Gomez
Cc: Molly McGuire
Subject: Re: Qs re SEPA Threshold MDNS App. No. SEP24-003

Hi Merkys,

Thank you for the email.

Please find my responses below in red.

Molly McGuire, Senior Planner, is still the project lead. I serve as the responsible official for SEPA.

If an appeal is filed, it would be heard at the time of the CUP public hearing, which hasn't been scheduled.

Please let me know if you have any other questions.

Best regards,

Ryan Harriman, EMPA, AICP

Planning Manager

City of Mercer Island – Community Planning & Development

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The City of Mercer Island utilizes a hybrid working environment. Please see the City's [Facility and Program Information](#) page for City service hours of operation.

From: Merkys Gomez
Sent: Tuesday, April 8, 2025 11:17 AM
To: Ryan Harriman
Subject: Qs re SEPA Threshold MDNS App. No. SEP24-003

Mr. Harriman,

I received a letter from the City regarding SEPA Threshold MDNS App. No. SEP24-003. It looks like there was an extension to respond to April 21, 2025. Even with that, it doesn't provide a lot of time for someone like me, who is not a city planner and does not know the process for these types of applications.

The first time I received any news about this proposed plan was from an undated Public Notice of Application that provided for a comment period ending on May 30, 2024. I provided comments and in emails with the City Planner listed on that notice (Molly McGuire) asked about dates for the next steps.

Despite my questions, the only information that I received was that there would be a Public Hearing to which I would receive notice. I have never received notice of a public hearing. Instead, the only additional information I received was the SEPA Threshold MDNS notice this month.

The public hearing required as part of the Conditional Use Permit process has not been scheduled yet. Once it is scheduled, you will receive a Notice of Public Hearing within 30 days of the public hearing date.

As a resident on the island who lives adjacent to the project, I need more information to be able to participate meaningfully. I have several questions for you that I hope you can answer so that I can inform myself and respond timely:

* The SEPA Threshold MDNS letter stated that no EIS is required. Can you please provide a copy of the completed environmental checklist as well as the "other information on file with the lead agency"?

The completed environmental checklist is available through the project documents link on the notice.

* Can you please provide a copy of the Traffic Impact Analysis, as well as KPG's review?

These documents are available [HERE](#).

* Can you please provide the original plan and the plan that incorporates the Mitigation Measures?

The original plan is available through the project documents link on the notice. Plans that incorporate the mitigation measures have not been submitted yet. The mitigation measures will be required to be addressed through the Conditional Use Permit process. These documents are available [HERE](#).

* Other than the documents linked on the "Project Documents" link, are there any other documents that haven't been disclosed to the public?

All project documents are available in the above links.

* The appeal information section indicates that a "timely and complete appeal application" would need to be filed but does not provide a link or location for obtaining said application. Where can I obtain that? Also there is reference to an appeal fee but it is not listed anywhere. Is there a fee? I would hope that this type of barrier is not raised toward residents, especially those of us immediately impacted by this type of proposed planning by a private business entity.

* What is the process for Application No. CUP34-001 & SEP24-003 & Any Other Subsequent Applications that go along with these to move forward? In other words, what are the steps that are taken?

The appeal application form can be found [HERE](#). A fee is associated with filing an appeal. This fee is established in the Fee Schedule, [HERE](#).

* How long do those steps generally take?

* Is the amount of time given to the residents to respond spelled out statutorily? If so, where is that information?

The amount of time given for the public to appeal a SEPA determination is established in the Washington Administrative Code (WAC) under [WAC 197-11-680](#).

I look forward to your response,

Merkys