
COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

206.275.7605 | www.mercerisland.gov



PUBLIC NOTICE OF APPEAL HEARING and PUBLIC NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the City of Mercer Island Hearing Examiner will conduct Open Record Public Hearings on (1) the appeal of a Revised SEPA Mitigated Determination of Nonsignificance, and (2) the application of a Conditional Use Permit at 9:30 AM on Wednesday, July 9, 2025.

File No.: Appeal No. APL25-003 (Appeal of SEP24-003)
Conditional Use Permit No. CUP24-001

Permit Type: Type IV (CUP)

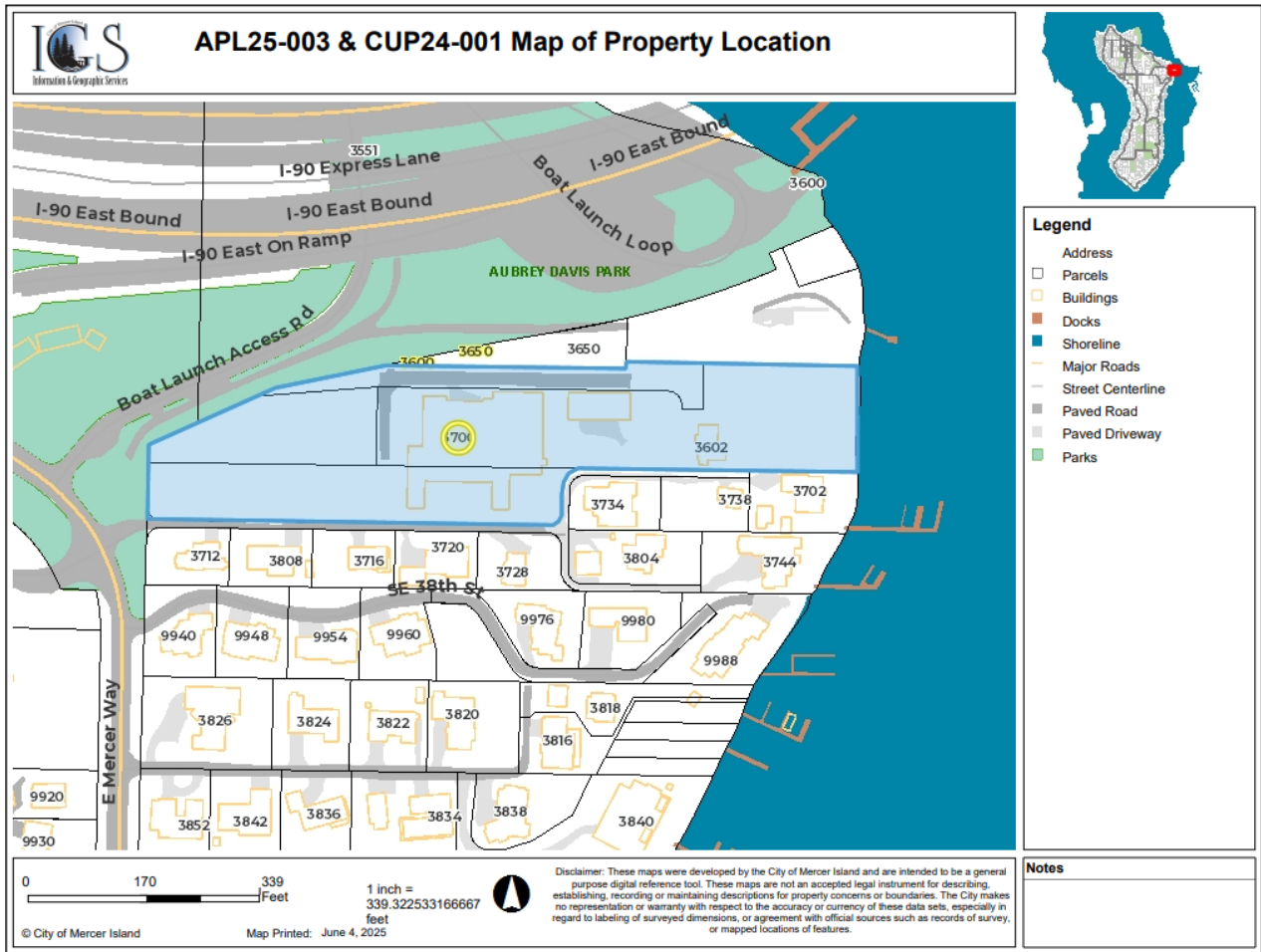
Description of Request: APL25-003 – The Applicant appeals the mitigation measures that the City required as part of a SEPA Mitigated Determination of Nonsignificance issued under SEP24-003.

CUP24-001 – An application for a Conditional Use Permit for the repaving and reconfiguration of an existing parking area, and installation of utilities and pedestrian paths on property containing the existing Herzl-Ner Tamid Conservative Congregation buildings for the construction of a three story, mixed-use building, housing a PreK-8 private school on the lower levels and rental office space on the upper level and half.

Person(s) Responsible: Josh Friedmann, Applicant/Owner's attorney on APL25-003.

Applicant/Owner: Anjali Grant (Anjali Grant Design) / Herzl-Ner Tamid Conservative Congregation

Location & Map of Property: 3700 E Mercer Way, Mercer Island WA 98040
King County Assessor tax parcel numbers: 1515600010, 2107000010, 0824059045, 151560TRCT



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 issued a SEPA Mitigated Determination of Non-Significance (MDNS) for this project on March 17, 2025. This MDNS was later withdrawn, and a Revised MDNS issued on April 7, 2025, which is the subject of APL25-003. The optional DNS process, as specified in Washington Administrative Code (WAC) 197-11-355, is being used.

Project Documents:

<https://mieplan.mercergov.org/public/APL25-003>
<https://mieplan.mercergov.org/public/CUP24-001> and [SEP24-003](https://mieplan.mercergov.org/public/SEP24-003)
 Documents will continually be added to these files as the process moves forward.

Time, Date, and Location of Open Record Public Hearing:

The public hearings for APL25-003 and CUP24-001 is scheduled for July 9, 2025 at 9:30 AM. The open record public hearings will be held virtually using Zoom by either calling in or logging onto the meeting as a Zoom attendee.

To attend the public hearings remotely, please use the following Zoom information:

Join by Telephone at 9:30 AM: To listen to the hearings via telephone, please call 253-215-8782 and enter Meeting ID **874 2274 4236** and Passcode **288092** when prompted, OR

Join by Internet at 9:30 AM: To watch the hearings over the internet via your computer microphone/speakers follow these steps:

1. Use this link:
<https://us02web.zoom.us/j/87422744236?pwd=HQNbOVNmqFguwrkmlW5ZRK9H2NjOh.1>
2. If the Zoom app is not installed on your computer, you will be prompted to download it.
3. If prompted for Meeting ID, enter **874 2274 4236**
4. Enter Passcode **288092**

Comments: 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. Written comments may be submitted to the City of Mercer Island either by email to molly.mcguire@mercerisland.gov or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732.

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