

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



Pre-Application Meeting (PRE21-057)

An Intake Screening is required in addition to a Pre-Application Meeting. A Pre-Application Meeting does not replace the required Intake Screening. This meeting is to provide guidance and information include prior to formal submittal.

Summary:

Site Location:	4452 Ferncroft Rd.	Parcel Number	004610-0405
Lot Size:	16,100 sq ft	Zoning:	R-15 (Single Family)
Brief Project Description:	Remove a portion of a shared pier and install a new single family pier. Relocate one boatlift.	Documents Provided:	Site plan, project narrative
Applicant Information:			
Name:	O'Neil Generation Trust	Email:	Phone:
		mvrnizan@vranizanassociates.com	206-661-0657
Second Pre-application Meeting Required:	Not Applicable	N/A	

Applicant Questions:

1. Will we need a permit for both parcels (O'Neil & Evers) regarding the removal of a portion of the shared pier?
Staff Response: You can apply for one Shoreline Substantial Development Permit and SEPA determination which will include all of the work being proposed. You will need building permits for both parts of the project.
2. What documentation will the City require for the depth measurements regarding the length of the pier?
Staff Response: A depth affidavit will be required as part of this project showing that the depth at the end of the proposed dock will be less than 11.85 feet. (Depth affidavit attached)
3. Besides a Substantial Development Permit with SEPA and a building permit, will any other permits be required?
Staff Response: The city will need copies of any permits from other agencies prior to issuance of the building permit. (Army Corps of Engineers, WDFW, etc.)
4. Is any additional documentation required for the removal and separation of the shared pier situation?

PLEASE NOTE: These pre-application meeting notes have been prepared to assist the applicant in completing and submitting the application in a manner that complies with applicable development standards and permit processing requirements. Although care has been taken, in the event of a conflict between these notes and any applicable law, regulation or decision criteria, the latter shall prevail. The City of Mercer Island makes no warranty of any kind to the accuracy of the information contained in these notes. The information herein notwithstanding, it is the applicant's sole duty to ensure that the proposed development complies with all applicable laws, regulations and decision criteria. Neither the discussions nor the notes provided at the pre-application meeting shall bind the City in any manner or prevent the City's future application or enforcement of all laws, regulations and decision criteria.

Staff Response: The city will need copies of the shared dock agreement and the dissolution of the shared dock agreement. The dissolution of the shared dock agreement would create a nonconforming dock on the property to the south due to being within the required 10 foot lateral line setback. However, MICC 19.13.050 Table D (A) states that the setback from the lateral line shall be 10 feet (except where a moorage facility is built pursuant to the agreement between the owners of adjoining lots on the shoreline). Both property owners will need to record an agreement allowing a dock within the lateral line setback on the property to the south. Please submit a copy of this agreement with your project application.

Review Comments:

Planning Comments:

Planning Contact: liz.thompson@mercerisland.gov

5. Shoreline
 - a. Please indicate in your application which section you will be applying for under MICC 19.13.050 (F). Please demonstrate how this project meets the criteria in that section.
6. State Environmental Policy Act (SEPA) Review
 - a. The proposed scope of work requires SEPA review pursuant to WAC 197-11-800.
7. Non-conforming issues / items
 - a. The demolition of a portion of the joint use dock and dissolving of the joint use dock agreement will create a nonconforming dock and boatlift at the existing dock due to it being within the 10 foot lateral line setback. In MICC 19.13.050 Table D (A) it says that a dock may be located within the 10 foot lateral line setback if both adjoining property owners agree to it. As part of the application materials for this project, please include the current shared dock agreement, the dissolution of joint use dock agreement, and an agreement that shows that both parties are allowing the dock to remain in the lateral line setback.
8. Easement:
 - a. Please show where the sewer line is on the plans. You will be required to field locate the sewer line prior to beginning construction. (sewer affidavit attached)
9. Application fees
 - a. Deposit due at time of application
 - b. Review time is billed hourly against the deposit; additional fees may be requested if additional review time is required.
 - c. When third-party technical review is required (e.g. geotechnical, wetland, watercourse etc.), this is billed separately, in addition to staff review time.
10. Land Use Application Process and Estimated Timeline:
 - a. Required land use approvals
 - i. Shoreline Substantial Development Permit and SEPA Determination.
 - b. Summary of procedural steps
 - i. Pre-Application meeting
 - ii. Submit application electronically
 - iii. Application Completeness Check
 - iv. Notice of Application (incl. public notice via sign on site, mailing, notice in bulletin) beginning 30-day comment period; review begins
 - v. Review comments may be sent out if needed

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- vi. Notice of Decision
 - vii. Appeal period
- c. Land use approvals are valid for a period of 2 years from the date of approval.

Land Use Decisions

Type of Review	Target
Completeness Review	4 weeks
First review	8-12 weeks
Second and subsequent reviews	6 weeks
Staff Report / Decision (following completion of review)	3-4 weeks

For more information on Land Use and Planning please refer to this useful webpage:
<https://www.mercerisland.gov/cpd/page/land-use-application-forms-and-submittal-requirements>

Regards

Liz Thompson
 Planner
 Community Planning & Development
 City of Mercer Island

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AFFADAVIT OF LAKE DEPTH BY PERMIT APPLICANT

Project Address:

Project/Permit Number:

Applicant Name:

I, _____, certify under penalty of perjury under the laws of the state of Washington that the following is true and correct:

- I am the named applicant for the project described above; or
- If the named applicant is an entity, I am the representative of the named applicant; and
- As the representative of the applicant, I am authorized to make the herein assertions and promises on its behalf.
- The applicant has field verified the water depth to be consistent with the site plan submitted on _____ to the City of Mercer Island for the project described above.
- The water depth verification took place on _____.
- The method and manner used to field determine the aforementioned water depth was as follows:

Date and Place

Signature

State of Washington)

) ss.

County of King)

Signed or attested before me on this _____ day of _____, 20__ by

_____ (person signing the document).

(Seal or Stamp)

Notary Name: _____

NOTARY PUBLIC in and for the State of Washington

My commission expires: _____



DEVELOPMENT SERVICES GROUP
 9611 SE 36TH ST., MERCER ISLAND, WA 98040
 P: (206) 275-7605 F: (206) 275-7725
www.mercergov.org

**SEWER LAKE LINE AFFIDAVIT
 BY PERMIT APPLICANT**

Project Address:

Project / Permit Number:

Applicant Name:

I, _____, certify under penalty of perjury under the laws of the state of Washington that the following is true and correct:

- I am the named applicant for the project described above; or
- If the named applicant is an entity, I am the representative of the named applicant; and
- As the representative of the applicant, I am authorized to make the herein assertions and promises on its behalf.
- The applicant has caused the City of Mercer Island’s sewer lake line to be field located, and the location shown on the site plan submitted on _____ to the City of Mercer Island’s Development Services Group for the project described above is the actual location of said sewer lake line within Lake Washington.
- The method and manner used to field locate the aforementioned sewer line was as follows: _____

- The applicant acknowledges and accepts that the applicant shall be responsible for all damages to the City of Mercer Island’s sewer lake line caused by the construction of the above described project, including but not limited to damage from pile driving, grounding the barge or securing it with vertical steel shafts (spuds), and other possible impacts from the project construction.

_____ Date and Place

_____ Signature

State of Washington)
) ss.
 Count of King)

Signed or attested before me on this _____ day of _____, 20__ by _____ (person signing the document).

(Seal or Stamp)

 Notary Name: _____
 NOTARY PUBLIC in and for the
 State of Washington.
 My commission expires: _____