

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36<sup>TH</sup> STREET | MERCER ISLAND, WA 98040

PHONE: (206) 275-7605 | [www.mercerisland.gov](http://www.mercerisland.gov)



CITY USE ONLY		
PROJECT NO.	RECEIPT NO.	FEE
Date Received:		
Received By:		

### CRITICAL AREA REVIEW 1

A Critical Area Review 1 is a land use approval that allows one or more of the following actions:

1. Activities listed as modifications in [MICC 19.07.130](#), Modifications;
2. Verification of the presence or absence of a critical area; or
3. Verification of the delineation (location) and/or type of wetland or watercourse.

Critical Area Review 1 approvals provide a simplified review process for smaller scopes of work requiring less detailed review than Critical Area Review 2 approvals.

#### REVIEW PROCESS – TYPE I LAND USE REVIEW

Type I reviews are based on clear, objective, and nondiscretionary standards or standards that require the application of professional expertise on technical issues. Type I reviews do not require a pre-application meeting, letter of complete application, public notification, notice of application mailing and posting, public comment periods, public hearing, or notice of decision. The decision is made by the Code Official.

#### PRE-APPLICATION MEETING– Recommended, but not required.

A Pre-Application Meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application meeting – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

For more information on the Pre-Application Meeting process, please refer to the [Pre-Application Meeting Request Form](#).

#### FEES

Critical Area Review Type 1 - Refer to the City of Mercer Island [Fee Schedule](#) for current permit fees.

#### PROPERTY INFORMATION

Property Address:	9640 SE 61st Pl. Mercer Island, WA 98040
Parcel Number(s):	426000-0060
Gross Lot Area(s):	14, 731 sf
Net Lot Area(s):	7,572 sf
Zone:	R15
Shoreline Environment Designation (if located within 200 feet of Lake Washington):	<input checked="" type="checkbox"/> Urban Residential <input type="checkbox"/> Urban Park

## CRITICAL AREAS ON PROPERTY

### GEOLOGICALLY HAZARDOUS AREAS

- Potential Landslide Hazard
- Erosion Hazard
- Seismic Hazard
- Steep Slope
- None

### WATERCOURSES

- Type F
- Type Np
- Type Ns
- Piped
- Unknown

### WETLANDS

- Category I
- Category II
- Category III
- Category IV
- Unknown

## SUBMITTAL CHECKLIST

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal shall demonstrate that the proposed development complies with the applicable regulations and decision criteria.

- 1. **Development Application Form.** Provide a completed and signed [Development Application Form](#).
- 2. **Pre-Application Meeting.** [Pre-Application Meetings](#) are required for Type III & IV Land Use Permit Applications.
- 3. **Project Narrative.** The project narrative should describe the proposed development, including any anticipated phases.
- 4. **Criteria Compliance Narrative.** Detail how the application meets the review criteria for Critical Area Review 1 in [MICC 19.07.090](#) and/or [MICC 19.07.130](#). Refer to the [Code Compliance Matrix](#) Tip Sheet for preparing the narrative. Criteria compliance narrative not necessary per Molly Mcguire (5/21/2025)
- 5. **Title Report.** Less than 30 days old. Owner called MI and verified property deed would suffice in lieu of a title report (which couldn't be obtained by the owner).
- 6. **Affidavit of Ownership.** An Affidavit of Ownership, signed before a notary.
- 7. **Affidavit of Agent Authority.** An Affidavit of Agent Authority, signed before a notary, if applicable.
- 8. **Development Plan Set.** Refer to the [Land Use Application Plan Set Guide](#) for preparing plans.
- 9. **Concurrent Review Form.** Provide a completed [Concurrent Review Form](#) if the applicant wishes to request consolidated review for two or more land use applications. Refer to [MICC 19.15.030\(F\)](#) for land use application reviews that may be consolidated.
- 10. **Fees.** Payment of required fees.

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND SUBMITTAL CHECKLIST AND ALL REQUIRED APPLICATION MATERIALS ARE INCLUDED IN MY APPLICATION SUBMITTAL, UNLESS WAIVED BY THE CODE OFFICIAL. ALL INFORMATION SUBMITTED IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I ACKNOWLEDGE THAT WILLFUL MISREPRESENTATION OF INFORMATION WILL TERMINATE THIS APPLICATION. I UNDERSTAND THAT MY SUBMITTAL WILL BE REVIEWED FOR COMPLETENESS AND, IF FOUND TO BE COMPLETE, WILL BE PROCESSED PURSUANT TO THE PROVISIONS OF CHAPTER 19.15 MICC.

Signature



Date 5/20/2025

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## DEVELOPMENT APPLICATION

A Development Application form is required to be completed for any land use project within the City of Mercer Island. Additional supplemental information for each specific land use permit requested is required. See below for land use permits and associated permit forms.

### PROPERTY INFORMATION

Property Address: \_\_\_\_\_

Parcel Number(s): \_\_\_\_\_

Gross Lot Area(s): \_\_\_\_\_

Net Lot Area(s): \_\_\_\_\_

Zone: \_\_\_\_\_

Shoreline Environment Designation:  Urban Residential  
(if located within 200 feet of Lake Washington)  Urban Park

### CRITICAL AREAS ON PROPERTY

#### GEOLOGICALLY HAZARDOUS AREAS

- Potential Landslide Hazard
- Erosion Hazard
- Seismic Hazard
- Steep Slope

#### WATERCOURSES

- Type F
- Type Np
- Type Ns
- Piped
- Unknown

#### WETLANDS

- Category I
- Category II
- Category III
- Category IV
- Unknown

### PROPERTY OWNER INFORMATION

Name:	Company (if applicable):
Address:	E-Mail:
Phone:	

### APPLICANT/REPRESENTATIVE INFORMATION

Same as property owner

Name:	Company (if applicable):
Address:	E-Mail:
Phone:	

**DECLARATION:** I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature 

Date

**PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (please use additional paper if needed):**

**INDICATE REQUESTED LAND USE APPROVALS**

CRITICAL AREAS		ENVIRONMENTAL REVIEW (SEPA)		SUBDIVISION	
	Critical Area Review 1		Environmental Impact Statement		Short Plat- Preliminary
	Critical Area Review 2		SEPA Review		Short Plat- Alteration
DESIGN REVIEW		LEGISLATIVE			Short Plat- Final Plat
	Design Review – Signs		Code Amendment		Long Plat- Preliminary
	Design Review – Code Official		Comprehensive Plan Docket Application		Long Plat- Alteration
	Design Commission Study Session		Comprehensive Plan Application (If Docketed)		Long Plat- Final Plat
	Design Commission Review – Exterior Alteration		Rezone		Lot Line Revision
	Design Commission Review – Major New Construction	OTHER LAND USE		WIRELESS COMMUNICATION FACILITIES	
			Accessory Dwelling Unit		New Wireless Communication Facility
DEVIATIONS			Code Interpretation Request		Wireless Communications Facilities- 6409 Exemption
	Deviations to Antenna Standards – Code Official		Conditional Use (CUP)		Small Cell Deployment
	Deviations to Antenna Standards – Design Commission		Noise Exception Type I - IV		Height Variance
	Public Agency Exception		Other Permit/Services Not Listed		
	Reasonable Use Exception	SHORELINE MANAGEMENT			
	Variance		Shoreline Exemption		
	Seasonal Development Limitation Waiver – Wet Season Construction Approval		Shoreline Substantial Development Permit		
			Shoreline Variance		
			Shoreline Conditional Use Permit		
			Shoreline Permit Revision		

**LAND USE APPLICATION SUBMITTAL REQUIREMENTS**

Each Land Use Application requested above must be accompanied by the appropriate land use application form and required materials. Refer to the [City of Mercer Island Permit Forms](#) webpage for a complete list of all land use application forms and submittal requirements.

May 20, 2025

**Permit #: 2505-034**

Project Narrative – **ECA Review #1**

The proposed development includes a new second story addition (approximately 1,500 SF) to replace the existing second story. Proposed development on the main level includes deck removal and replacement and site improvements to include: Front entry redesign, front yard and rear yard improvements, replacement of site walls/retaining walls to address potential failure and erosion.

Record Date:11/28/2022 8:02 AM

Electronically Recorded King County, WA

**RETURN ADDRESS:**

Umpqua Bank  
C/O Loan Support Services  
PO Box 1580  
Roseburg, OR 97470



\*97#####034011172022\*

**DEED OF TRUST**

**DATE:** November 17, 2022

**Reference # (if applicable):** \_\_\_\_\_

Additional on page \_\_\_\_\_

**Grantor(s):**

- 1. Fauser, Michael
- 2. Fauser, Lana

**Grantee(s)**

- 1. Umpqua Bank
- 2. First American Title Insurance Co., Trustee

**Legal Description:** LOT 6, LELAND ADDITION

Additional on page 2

**Assessor's Tax Parcel ID#:** 426000-0060-04

**THIS DEED OF TRUST is dated November 17, 2022, among Michael Fauser and Lana Fauser, a married couple, whose address is 9640 SE 61st Pl, Mercer Island, WA 98040 ("Grantor"); Umpqua Bank, whose mailing address is Mercer Island, C/O Loan Support Services, PO Box 1580, Roseburg, OR 97470 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and First American Title Insurance Co., whose mailing address is 818 Stewart St., Suite 800, Seattle, WA 98101 (referred to below as "Trustee").**

**AFFIDAVIT OF OWNERSHIP**

**AFFIDAVIT**

STATE OF WASHINGTON )  
COUNTY OF KING )  
CITY OF MERCER ISLAND )

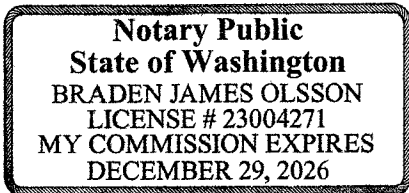
Mike & Lana Fausser, being duly sworn depose and say, that I am (we are) the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief. The permit number is: 2505-034  
The address is: 9640 SE 61st PI Mercer Island, WA 98040

Mike Fausser 5/22/25  
Owner's Signature Date

Lana Fausser 5/22/25  
Owner's Signature Date

Mailing Address: 9640 SE 61st PI Mercer Island, WA 98040  
Street City State Zip  
Phone: 206.383.8621  
Home Business

Subscribed and sworn to before me this 22nd day of May, 2025.



Braden Olsson  
Notary Public in and for the  
STATE OF WASHINGTON, residing at  
Mercer Island



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PHONE: 206.275.7605 | [www.mercergov.org](http://www.mercergov.org)

Inspection Requests: Online: [www.MyBuildingPermit.com](http://www.MyBuildingPermit.com) VM: 206.275.7730

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## CONCURRENT REVIEW

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I am requesting that my permit submittal be accepted and reviewed concurrently during the review of our land use action (File # \_\_\_\_\_). I fully understand that the land use application must be approved prior to the issuance of the permit. I take full responsibility for all fees incurred for the permit review and understand that the fees are payable to the City of Mercer Island regardless of the land use outcome. I hold the City harmless for any actions arising from the concurrent review of the permit application, including but not limited to the potential denial of the permit if the land use action is denied.

A handwritten signature in black ink, appearing to read "M. J. ...".

A handwritten signature in black ink, appearing to read "L. ...".

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Signature

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Date

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Name

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Project Address

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email

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Phone #