



**DECLARATION OF NOTICE**

File No:	SUB19-002		
Location/Property:	2825 W Mercer Way, Mercer Island, WA 98040		
Notice Process Information:	Date Mailed:	December 13, 2023	
	Date Posted on Site:	December 13, 2023	
	Date Published in Newspaper of Record:	December 13, 2023	
	Date Published in Weekly Bulletin Notice:	December 13, 2023	
	Date of Open Record Appeal Hearing:	January 24, 2024	

A true and correct copy of the Notice of Public Hearing as mailed, posted on site, and published in the Weekly Bulletin Notice is attached hereto as **Exhibit A**.

A true and correct copy of the Notice of Public Hearing as published in the Newspaper of Record is attached hereto as **Exhibit B**.

On December 13, 2023, the Notice of Public Hearing was mailed to all parties of record and property owners within 300 feet of the property. The list of addresses is attached hereto as **Exhibit C**.

On December 13, 2023, the Notice of Public Hearing was posted on site in a location that is visible to the public right-of-way.

On December 13, 2023, the Notice of Public Hearing was published in the Newspaper of Record.

On December 13, 2023, the Notice of Public Hearing was published in the Weekly Bulletin Notice.

I declare that the foregoing is true and correct subject to the penalty of perjury under the laws of the State of Washington.

  
\_\_\_\_\_  
Deborah Estrada  
Deputy City Clerk

January 10, 2024  
\_\_\_\_\_  
Date

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## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercerisland.gov](http://www.mercerisland.gov)



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## NOTICE OF PUBLIC HEARING – SUB19-002

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**NOTICE IS HEREBY GIVEN** that the City of Mercer Island Hearing Examiner will conduct an Open Record Public Hearing at 9:00AM on January 24, 2024, for the application described below:

**File No:** SUB19-002

**Permit Type:** Type IV

**Description:** A request preliminary long plat approval to subdivide 2.88 acres, zoned R-8.4, into 14 lots with associated infrastructure to support single-family residences. Lots 5, 6, 7, 8, 9, and 10 will be accessed from 62nd Avenue SE. Lots 1 and 2 will be accessed from a private access easement from SE 28th Street. Lots 3, 4, 11, 12, 13, and 14 will be accessed from a shared private access easement that runs north to south on the subject property, connecting SE 28th Street to SE 30th Street. The proposed development contains a private easement for open space and a community open space tract.

**Applicant:**

OB Mercer Island Properties, LLC  
c/o Eric Hansen  
PO Box 726  
Bellevue, WA 98009  
Phone: 206-604-7941 | [eric@hansencr.com](mailto:eric@hansencr.com)

**Contact:**

The Blueline Group  
c/o Prett Pudists, P.E.  
25 Central Way, Suite 400  
Kirkland, WA 98033  
Phone: 425-250-7247 | [bpudists@thebluelinegroup.com](mailto:bpudists@thebluelinegroup.com)

**Location of Property:** The subject property is located at 2825 W Mercer Way (King County parcel number 217450-2425). The subject property is situated in the NE 1/4 of Section 11, Township 24 north, and Range 4 east, W.M in the City of Mercer Island, King County, WA.

**SEPA Compliance:** The SEPA Responsible Official reviewed the Environmental Checklist, proposed plans, studies, existing environmental documents, etc., and issued a SEPA Threshold Determination of Nonsignificance (“DNS”), dated March 6, 2023, for the proposed development in accordance with the City’s SEPA regulations, Chapter 19.21 Mercer Island City Code (“MICC”) and pursuant to the optional DNS process specified in Washington Administrative Code (“WAC”) 197-11-355. No appeals were filed.

**Project** <https://mieplan.mercergov.org/public/SUB19-002>.

**Documents:** Documents will continually be added to this file as the process moves forward.

**Time, Date and Location of Public Hearing:** Pursuant to MICC 19.15.030(F) Table A, preliminary long plat approval requests are required to be processed as a Type IV action, with the Hearing Examiner as the decision authority. The public hearing is scheduled for January 24, 2024, at 9:00AM. If the hearing is not completed on Wednesday, January 24, it will be continued to Thursday, January 25. If a continuance is needed, it will be provided at the end of the day on January 24, 2023. Participants are encouraged to reserve January 25, 2024, on individual calendars, should additional time be needed to complete the public hearing process.

The open record public hearing will be held virtually using Zoom by either calling in or logging onto the meeting as a Zoom attendee. The City will also accept written testimony until such time that the public hearing is adjourned. Please send written testimony to [deb.estrada@mercerisland.gov](mailto:deb.estrada@mercerisland.gov). Requests for additional information should be referred to the project contact listed below. 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.

**Preregistering to Testify:** Individuals wishing to testify or wishing to provide comment during the Public Hearing may preregister their request with the Administrative Coordinator/Deputy City Clerk at 206-275-7791 or email at [deb.estrada@mercerisland.gov](mailto:deb.estrada@mercerisland.gov) and leave a message before 4PM on the day prior to the Public Hearing. Please reference “Public Hearing Public Comment”. Each speaker will be allowed three (3) minutes to speak.

## EXHIBIT A

**Public Comment by Video:** Notify the Administrative Coordinator/Deputy City Clerk in advance that you wish to speak on camera and staff will be prepared to permit temporary video access when you enter the live Public Hearing. Please remember to activate the video option on your phone or computer, ensure your room is well lit, and kindly ensure that your background is appropriate for all audience ages. Screen sharing will not be permitted, but documents may be emailed to [deb.estrada@mercerisland.gov](mailto:deb.estrada@mercerisland.gov).

**Submitting Written Comments:** The City will also accept written comments until such time that the public hearing is adjourned. Please send written comments to [deb.estrada@mercerisland.gov](mailto:deb.estrada@mercerisland.gov).

### **WEDNESDAY, JANUARY 24, 2024 – DAY 1**

To attend the **Wednesday, January 24, 2024**, hearing, please use the following Zoom information:

**Join by Telephone at 9:00 AM:**

1. Call 253-205-0468 and enter Meeting ID 885 8096 2984 and Passcode 617325 when prompted. Press \*6 to mute and unmute.

**Join by Internet at 9:00 AM:**

<https://us02web.zoom.us/j/88580962984?pwd=cHlNdnZoYzdwZWRTcTM4UEsxUzlwQT09>

1. If the Zoom app is not installed on your computer, you will be prompted to download it.
2. If prompted for Meeting ID, enter 885 8096 2984
3. Enter Passcode 617325

### **THURSDAY, JANUARY 25, 2024 – DAY 2**

If the hearing is continued to **Thursday, January 25, 2024**, please use the following Zoom information:

**Join by Telephone at 9:00 AM:**

1. Call 253-205 0468 and enter Meeting ID 815 4353 1980 and Passcode 219533 when prompted. Press \*6 to mute and unmute.

**Join by Internet at 9:00 AM:**

<https://us02web.zoom.us/j/81543531980?pwd=aktXa1hnZ0dEYy9oY3dpUFpZdXRHdz09>

1. If the Zoom app is not installed on your computer, you will be prompted to download it.
2. If prompted for Meeting ID, enter 815 4353 1980
3. Enter Passcode 219533

**Applicable Development Regulations:** Pursuant to MICC 19.15.030(F) Table A, applications for preliminary long plat approval are required to be processed as Type IV land use reviews. Processing requirements for Type IV reviews are further detailed in MICC 19.15.030(F) Table B. Review criteria for long plats is located in Chapter 19.08 MICC.

**Other Associated Permits:** A future site development permit and building permits for future single-family residences are anticipated.

**Project Contact:** Ryan Harriman, EMPA, AICP – Planning Manager  
Phone: (206) 275-7717 | [ryan.harriman@mercerisland.gov](mailto:ryan.harriman@mercerisland.gov)

**Project Dates:**

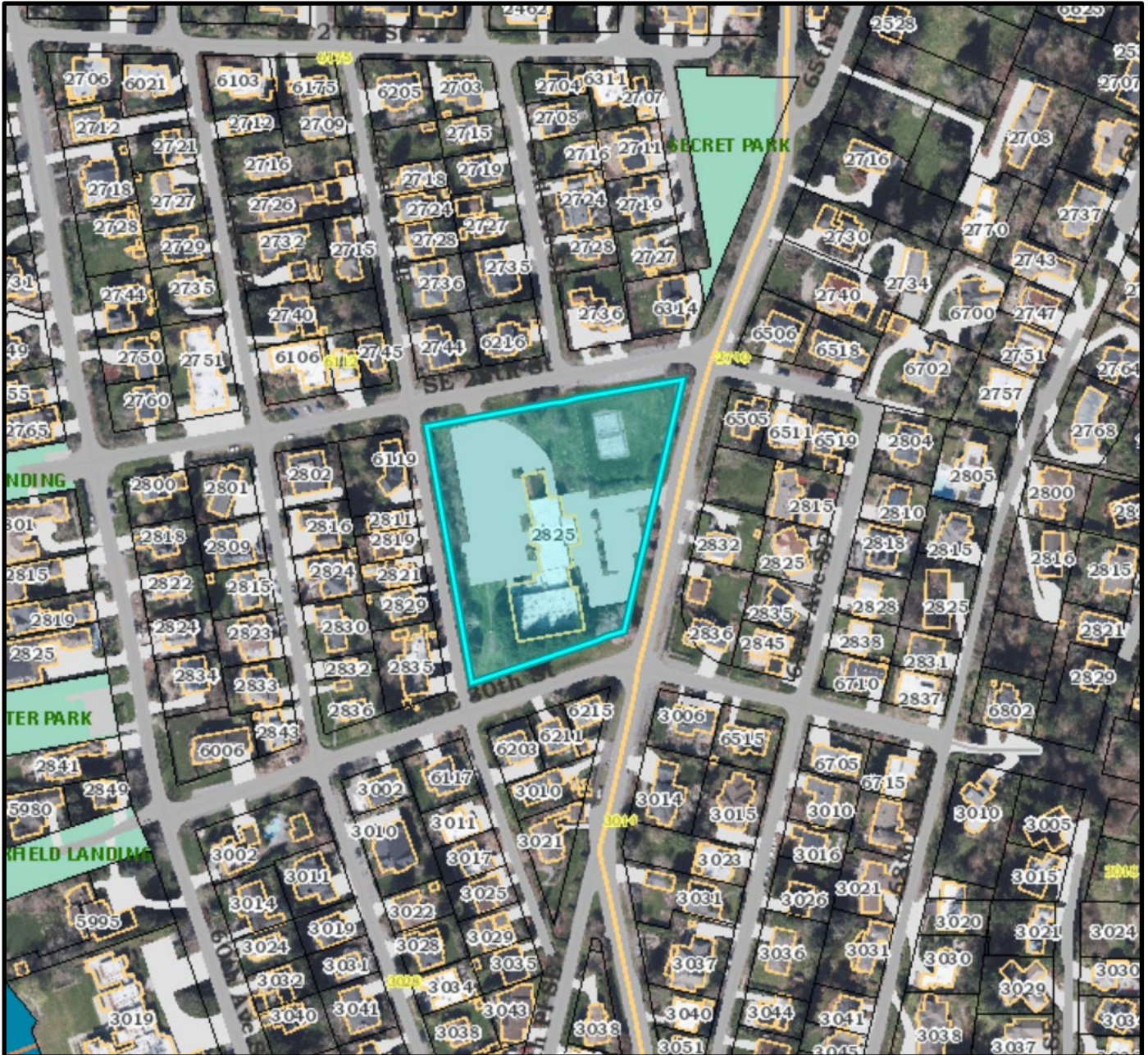
Date of Application:	March 1, 2019
Determined to Be Complete:	March 29, 2019
Bulletin Notice:	April 8, 2019
Date Mailed:	April 8, 2019
Date Posted on the Subject Property:	April 8, 2019
Comment Period Ended:	5:00 PM on May 8, 2019
SEPA DNS Issued:	March 6, 2023
SEPA Appeal Period Ended:	April 5, 2023
SEPA DNS Addendum:	November 8, 2023
Notice of Public Hearing Issued:	December 13, 2023
Notice of Public Hearing Bulletin Notice:	December 13, 2023
Notice of Public Hearing Date Mailed:	December 13, 2023
Notice of Public Hearing Date Posted on the Subject Property:	December 13, 2023

# EXHIBIT A

Published in the Newspaper of Record:  
Date of Open Record Public Hearing:

December 13, 2023  
9:00 AM on January 24, 2024

## VICINITY MAP



## EXHIBIT B

### **CITY OF MERCER ISLAND**

### **NOTICE OF PUBLIC HEARING – January 24, 2024**

### **File No. SUB19-002**

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Notice is hereby given that the City of Mercer Island Hearing Examiner will conduct an Open Record Public Hearing at 9:00AM on January 24, 2024, for the application described as File No. SUB19-002, Permit Type IV - A request for preliminary long plat approval to subdivide 2.88 acres, zoned R-8.4, into 14 lots with associated infrastructure to support single-family residences. Lots 5, 6, 7, 8, 9, and 10 will be accessed from 62nd Avenue SE. Lots 1 and 2 will be accessed from a private access easement from SE 28th Street. Lots 3, 4, 11, 12, 13, and 14 will be accessed from a shared private access easement that runs north to south on the subject property, connecting SE 28th Street to SE 30th Street. The proposed development contains a private easement for open space and a community open space tract.

A complete copy of the notice is available online at

<https://mieplan.mercergov.org/public/SUB19-002/Notice%20of%20Public%20Hearing/>

Individuals wishing to testify or wishing to provide comment during the Public Hearing may preregister their request with the Deputy City Clerk at 206-275-7791 or email at [deb.estrada@mercerisland.gov](mailto:deb.estrada@mercerisland.gov) and leave a message before 4PM on the day prior to the Public Hearing. Detailed instructions on how to comment live during the public hearing will be available online on or before December 13, 2023, at

<https://www.mercerisland.gov/parksrec/page/public-hearing-sub19-002>

The City will also accept written comments until such time that the public hearing is adjourned. Please send written comments to [deb.estrada@mercerisland.gov](mailto:deb.estrada@mercerisland.gov).

Deborah Estrada, MMC  
Deputy City Clerk

Published in the Mercer Island Reporter: December 13, 2023

## EXHIBIT C

TaxpayerName	AddrLine	CityState	ZipCode	Notes
ATKINSON ROBERT+MEGAN	2735 63RD AVE SE	MERCER ISLAND WA	98040	
BALINBIN JACQUELINE M	2829 62ND AVE SE	MERCER ISLAND WA	98040	
BAYLEY RICHARD E+JEAN M	6119 SE 28TH	MERCER ISLAND WA	98040	
BERESKY JOHANA & RYAN STEPH	2740 W MERCER WAY	MERCER ISLAND WA	98040	
BURKE THOMAS J	6211 SE 30TH ST	MERCER ISLAND WA	98040	
CANTRELL ANNA ELEY+ALEXANDE	2801 61ST AVE SE	MERCER ISLAND WA	98040	
CHAPIN SAMUAL S+SOFFE LORET	2724 63RD AVE SE	MERCER ISLAND WA	98040	
CHINN LAYNE K	PO BOX 962	MERCER ISLAND WA	98040	
CHIVO DAVID I & JULIES	2824 61ST AV SE	MERCER ISLAND WA	98040	
COOK APRIL MARIE+SHAPHERD D	2728 62ND AVE SE	MERCER ISLAND WA	98040	
DAVE POLETTI & ASSOCIATES	1455 NW LEARY WAY #400 #440	SEATTLE WA	98107	
DIERDORFF MICHAEL J+LINDA	3006 W MERCER WAY	MERCER ISLAND WA	98040	
DIERDORFF MICHAEL J+LINDA S	3006 W MERCER WAY	MERCER ISLAND WA	98040	
DIPOTO GERARD P III+TAMARA	3010 61ST AVE SE	MERCER ISLAND WA	98040	
ENGELAND CURTIS L (TTE)	3011 62ND AVE SE	MERCER ISLAND WA	98040	
FENGTING YAN & XIN WU	2825 67TH AVE SE	MERCER ISLAND WA	98040	
FUNG PAUL PING BOR+RUBY	2736 63RD AV SE	MERCER ISLAND WA	98040	
GOEKEN LAURIE ARNOLD+TONY A	6117 SE 30TH ST	MERCER ISLAND WA	98040	
GORMLEY REVOCABLE TRUST	3014 W MERCER WAY	MERCER ISLAND WA	98040	
GREENBERG CURTIS	2730 W MERCER WAY	MERCER ISLAND WA	98040	
GUYMAN TRUST	6203 SE 30TH STREET	MERCER ISLAND WA	98040	
HARRIS ANDREW J	2740 61ST SE	MERCER ISLAND WA	98040	
HENNE ERIK+HEATHER	2727 64TH AVE SE	MERCER ISLAND WA	98040	
HIRSCH ROBERT+YANG FANG YU	16911 INGLEWOOD RD NE	KENMORE WA	98028	
HONG MOW-CHI+SHYH-ING	2833 61ST AVE SE	MERCER ISLAND WA	98040	
ISLAND TERRACE APARTMENTS L	P O BOX 1371	MERCER ISLAND WA	98040	
ISLAND TERRACE APARTMENTS L	P O BOX 1371	MERCER ISLAND WA	98040	
JACOBSON ARTHUR L MGR	7753 78TH AVE SE	MERCER ISLAND WA	98040	
JOSS BRADLEY W+THERESA H	2821 62ND AVE SE	MERCER ISLAND WA	98040	
KO WEN-I	40 LAKE BELLEVUE DR #122	BELLEVUE WA	98005	
LEE BRAD+LAURA S K LAU	5921 24TH AV S	SEATTLE WA	98108	
LEONARD THOMAS F & MARIANNE	PO BOX 908	MERCER ISLAND WA	98040	
LEONARD THOMAS F+MARIANNE	P O BOX 908	MERCER ISLAND WA	98040	
LEVITT RANDALL+BURTON RILEY				
LUK CHI TO THOMAS & LEE ARI	1814 12TH AVE S- APT 211	SEATTLE WA	98144	
LUO BEI+LI HUANG	2845 67TH AVE SE	MERCER ISLAND WA	98040	

## EXHIBIT B

LUU THI HA+LE HOANG VU	3017 62ND AVE SE	MERCER ISLAND WA	98040
MAR GILBERT F	2835 62ND AVE SE	MERCER ISLAND WA	98040
MARUYAMA EMI & NAKATSU YUMI	2835 67TH AVE SE	MERCER ISLAND WA	98040
MASHRUWALA RAJIV + MARY A	6506 SE 28TH ST	MERCER ISLAND WA	98040
MCDEVITT MICHAEL AND JANET	6518 SE 28TH ST	MERCER ISLAND WA	98040
MCMULLAN DAVID MICHAEL+VICT	3015 67TH AVE SE	MERCER ISLAND WA	98040
MENDELS HARRIET ALICE	2715 62ND AVE SE	MERCER ISLAND WA	98010
MERCER ISLAND CITY OF	9611 SE 36TH ST	MERCER ISLAND WA	98040
METCALFE CHRISTIAN T & PRIM	PO BOX 727	MERCER ISLAND WA	98040
MING TAM	PO BOX 7088	KENNEWICK WA	99336
NAVRIDES ROXANNE	PO BOX 1112	MERCER ISLAND WA	98040
NELSON WILLIAM IV & KINGMA	3023 67TH AVE SE	MERCER ISLAND WA	98040
NGUYEN DON	12327 NE 7TH PL #102	BELLEVUE WA	98005
OB MERCER ISLAND PROPERTIES	P O BOX 726	BELLEVUE WA	98009
ODELL T E	6215 SE 30TH ST	MERCER ISLAND WA	98040
PHILLIPS CRAIG	7239 SE 239TH ST	MERCER ISLAND WA	98040
PHILLIPS JAMES P	6519 SE 28TH ST	MERCER ISLAND WA	98040
POLIK DEAN M	PO BOX 80525	SEATTLE WA	98108
POON SIMON KIN SING+REMY TZ	2823 61ST AV SE	MERCER ISLAND WA	98040
PYNCHON SARAH	6216 SE 28TH ST	MERCER ISLAND WA	98040
REGIS COLLIN M	2745 62ND AV SE	MERCER ISLAND WA	98040
ROWE KENT M+SARAH W -TTEES	2732 61ST AVE SE	MERCER ISLAND WA	98040
SCHWARTZ DANIEL A	2744 62ND AVE SE	MERCER ISLAND WA	98040
SCHWARTZ MARION C	3002 61ST AVE SE	MERCER ISLAND WA	98040
SONG PAUL Y	6314 SE 28TH ST	MERCER ISLAND WA	98040
SPAK STEPHEN GARY	8340 WOODBROOK LN	MERCER ISLAND WA	98040
STEWART WAYNE+NANCY H	6505 SE 28TH	MERCER ISLAND WA	98040
SWENDROWSKI MICHAEL J+PAMEL	2736 62ND AV SE	MERCER ISLAND WA	98040
TISCORNIA JOHN F+PAULA C	5646 E MERCER WAY	MERCER ISLAND WA	98040
ULLMAN BRADLEY CHASE+CAI XI	6511 SE 28TH ST	MERCER ISLAND WA	98040
WALKER-BELL WENDY A	3021 W MERCER WAY	MERCER ISLAND WA	98040
YOCUM KENNETH W+LAURA M	3010 62ND AVE SE	MERCER ISLAND WA	98040
YOUNG CONNIE	4604 175TH AVE SE	BELLEVUE WA	98006
ZUNSER BRUCE E	2843 61ST AVENUE SE	MERCER ISLAND WA	98040