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# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040  
PHONE: 206.275.7605 | <http://www.mercerisland.gov/>



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## SHORELINE EXEMPTION

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**NOTICE IS HEREBY GIVEN** that approval has been granted for the application described below:

**File No.:** SHL26-008

**Permit Type:** Type I

**Description of Request:** A request for a Shoreline Exemption for the normal repair of an existing sanitary sewer lift station and valve vault. The lift station and vault would be replaced with a structure comparable to its original condition. Replacement is the common method of repair for the lift station and vault that can no longer serve the Luther Burbank Boiler Building facility adequately. The replacement would not cause substantial adverse effects to shoreline resources or the environment as the replacement vault would be located within the limits of disturbance of the overall Luther Burbank Park Waterfront Improvements Project, permitted separately, and would replace a lift station that has previously failed.

**Applicant / Owner:** Sarah Bluvas (City of Mercer Island Public Works Department) / City of Mercer Island

**Location of Property:** 2040 84th Ave SE, Mercer Island WA 98040  
King County Assessor tax parcel number: 062405-9014

**Zoning Designation:** Park

**Shoreline Environment Designation:** Urban Park. The proposed development is located within the shoreline environment associated with Lake Washington. Pursuant to WAC 173-20-370, Lake Washington is a shoreline of statewide significance.

**SEPA Compliance:** The proposed development is exempt from SEPA Review per WAC 197-11-800(23)(b).

**Exemption:** The proposed development is exempt from the requirement of a Substantial Development Permit pursuant to the provisions of WAC 173-27-040(2)(b) - Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements. "Normal maintenance" includes those usual acts to

prevent a decline, lapse, or cessation from a lawfully established condition. "Normal repair" means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resource or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including but not limited to its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment.

**Applicable  
Development  
Regulations:**

Applications for Shoreline Exemption permits are required to be processed as Type I land use reviews pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type I land use reviews are further detailed in MICC 19.15.030.

**Other Associated  
Permits:**

Building Permit: 2509-100

**Project  
Documents:**

<https://mieplan.mercergov.org/public/SHL26-008>

**Decision:**

Approved.

**Appeal Rights:**

*DISCLAIMER: This information is provided as a courtesy. It is the ultimate responsibility of the appellant to comply with all legal requirements for the filing of an appeal.*

Parties of record have the right to appeal certain permit and land use decisions. In some cases, other affected parties also have appeal rights. Depending on the type of decision, the appeal may be heard by a City Hearing Examiner, Commission, Board, or City Council, or outside the City to the State Shoreline Hearings Board, the State Growth Management Hearings Board, or King County Superior Court. For a comprehensive list of actions and the applicable entity who will hear the appeal, see [MICC 19.15.030 Table B](#).

If you desire to file an appeal of a decision that is appealable to the City, you must submit the appropriate form and file it with the City Clerk by the date provided below. Forms are available from the Community Planning & Development department. Upon receipt of a timely complete [appeal application](#) and [appeal fee](#), an appeal hearing will be scheduled. To reverse, modify or remand a decision, the appeal hearing body must find that there has been substantial error; the proceedings were materially affected by irregularities in procedure; the decision was unsupported by

material and substantial evidence in view of the entire record; or the decision is in conflict with the City's applicable decision criteria.

**Application  
Process  
Information:**

Date of Application:	February 25, 2026
Determined to Be Complete:	April 14, 2026
Date Issued:	May 7, 2026
Appeal Filing Deadline:	5:00PM on May 28, 2026

**Project Contact:**

Molly McGuire, Senior Planner  
[molly.mcguire@mercerisland.gov](mailto:molly.mcguire@mercerisland.gov) | (206) 275-7712

**Signature:**

A handwritten signature in black ink that reads "Molly McGuire". The script is cursive and fluid, with the first letters of each name being capitalized and prominent.