

Notice of Application Record (Notice, Proof of Publication, Mailing Map and Address List)



CITY OF MEDINA NOTICE OF APPLICATION

Proposal: Combined Notice of Application for a Non-administrative Substantial Development Permit and SEPA Threshold Determination for the construction of a residential dock.

File No. P-23-006 Non-Administrative Substantial Development Permit
P-23-017 SEPA Threshold Determination

Applicant: Evan Wehr, Ecco Architecture and Design

Site Address: 3619 Evergreen Point Road, Medina WA, 98039

Other Permits: Future Building Permit

Application Received: January 24, 2023(P-23-006) & May 1, 2023(P-23-017)

Determination of Completeness: December 6, 2023

Notice of Application: December 20, 2023

PUBLIC COMMENTS: Pursuant to MMC 16.80.110(B)(7), this application has a public comment period. Please submit public comments no less than 14 days and no more than 30 days from the date of issuance of the Notice of Application.

STATE ENVIRONMENTAL POLICY ACT: The proposal is subject to accompanying environmental (SEPA) review. This is a combined notice pursuant to MMC 16.80.150.

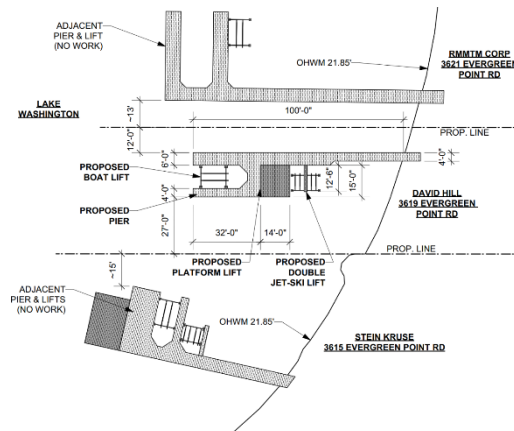
DETERMINATION OF CONSISTENCY: Pursuant to RCW 36.70B.040, a preliminary determination has found the proposal consistent with the provisions of the Medina Municipal Code.

APPEAL RIGHTS: Pursuant to MMC 16.80.220(B), a Type 3 Non-Administrative Substantial Development Permit decision may be appealed to the King County Superior Court. Pursuant to MMC 16.80.220(A), a Type 2 SEPA Threshold Determination may be appealed to the Medina Hearing Examiner.

QUESTIONS: The complete application may be viewed either at City Hall, located at 501 Evergreen Point Road, Medina WA, 98039, or electronically by emailing the staff contact below.

STAFF CONTACT: Sharon Snook, Senior Planning Consultant w/ Atwell, at (425) 216-4051 or ssnook@atwell-group.com.

SITE PLAN:



Sharon Snook

12/20/2023
Notice Issued

WARNING!

Posted notice is not to be removed, mutilated or concealed in any way.



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

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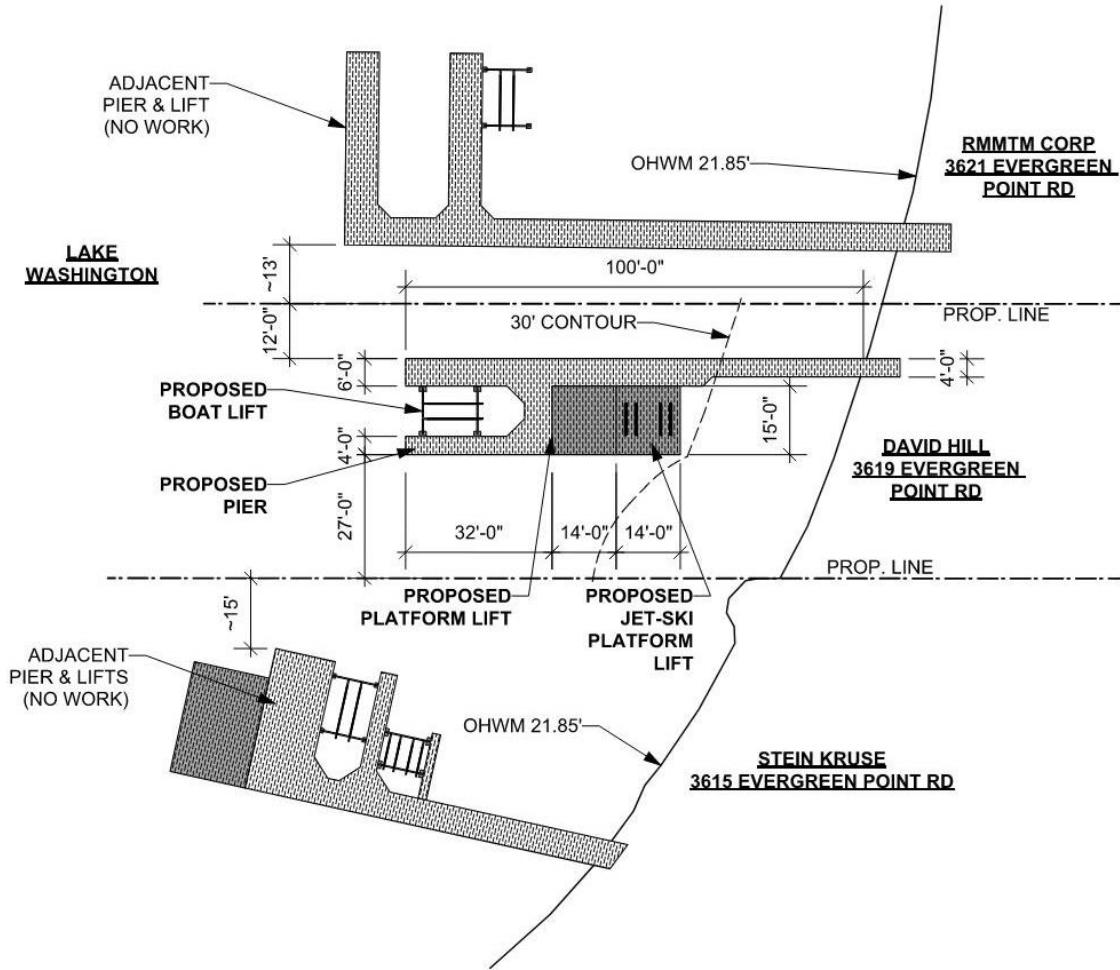
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Site Plan

PLEASE NOTE THAT THE SHORELINE CONFIGURATION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE ONLY. PROPERTY LINES AND SHORELINE ARE BASED ON KING COUNTY GIS.



PROPOSED SITE PLAN

SCALE 1" = 30'-0"



Reference:
Applicant: David Hill

Proposed: Pier & Lifts
Location: Medina, WA

Sheet 4 of 9 Date: 8/11/2023

Sudhir & Heather Singh
PO Box 347
Medina, WA 98039

Phillis Lindsey
PO Box 70367
Seattle, WA 98127

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3609 Evergreen Point Road
Medina, WA 98039

Chris Marker
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Rosemary Reed Trustee
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Medina, WA 98039

Alan & Joanne Montgomery
3455 Evergreen Point Road
Medina, WA 98039

Notice of Public Hearing Record (Notice, Proof of Publication, Mailing Map and Address List)



CITY OF MEDINA NOTICE OF VIRTUAL HEARING

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a virtual public hearing on **Tuesday, February 27, 2024, at 10:00 AM** or as called as soon thereafter via Zoom. The purpose of this hearing is to consider testimony for and against the following:

Proposal: Request for a Non-administrative Substantial Development Permit to replace pier

File No. Non-administrative Substantial Development Permit (P-23-006)

Other Permits: SEPA Threshold (P-23-017)

Applicant: Evan Wehr (Applicant/Agent)

Site Address: 3619 Evergreen Point Rd

YOU ARE INVITED to attend the remote hearing and make oral and written comments. The Hearing Examiner has the discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs, or other exhibits on the application may be submitted to the staff contact or address below before the hearing date. The Hearing Examiner gives equal weight to testimony submitted in person at a hearing and written comments that are submitted. You are eligible to request a copy of the decision post hearing.

For information on how to participate in the remote hearing, please see the City's website for the hearing agenda which will be posted by Friday, February 23, 2024, at 4:00 PM. Please either log in or phone in at the beginning of the hearing to participate. If you need special accommodations, please contact the staff below.

STATE ENVIRONMENTAL POLICY ACT: The lead agency for this proposal has determined that it does not have a probable significance adverse impact on the environmental subject. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Pursuant to MMC 16.80.220(A), a Type 2 SEPA Threshold Determination decision may be appealed to the hearing examiner within 14 days following the issuance of the notice of decision. Any timely SEPA appeal shall be heard at the scheduled predecision hearing.

APPEAL RIGHTS: Pursuant to MMC 16.80.220(B), a Type 3 Non-administrative Variance may be appealed to the King County superior court by filing a land use petition within 21 days pursuant to Chapter 36.70C RCW.

QUESTIONS: Requests for information and/or written comments may be directed to the staff contact below, or to Medina City Hall, Attn: Development Services, 501 Evergreen Point Road, Medina, WA 98039.

STAFF CONTACT: Jonathan Kesler, City of Medina Planning Manager, at (425) 233-6416 or jkesler@medina-wa.gov

Jonathan Kesler, AICP, Planning Manager

2/6/2024
Notice Issued

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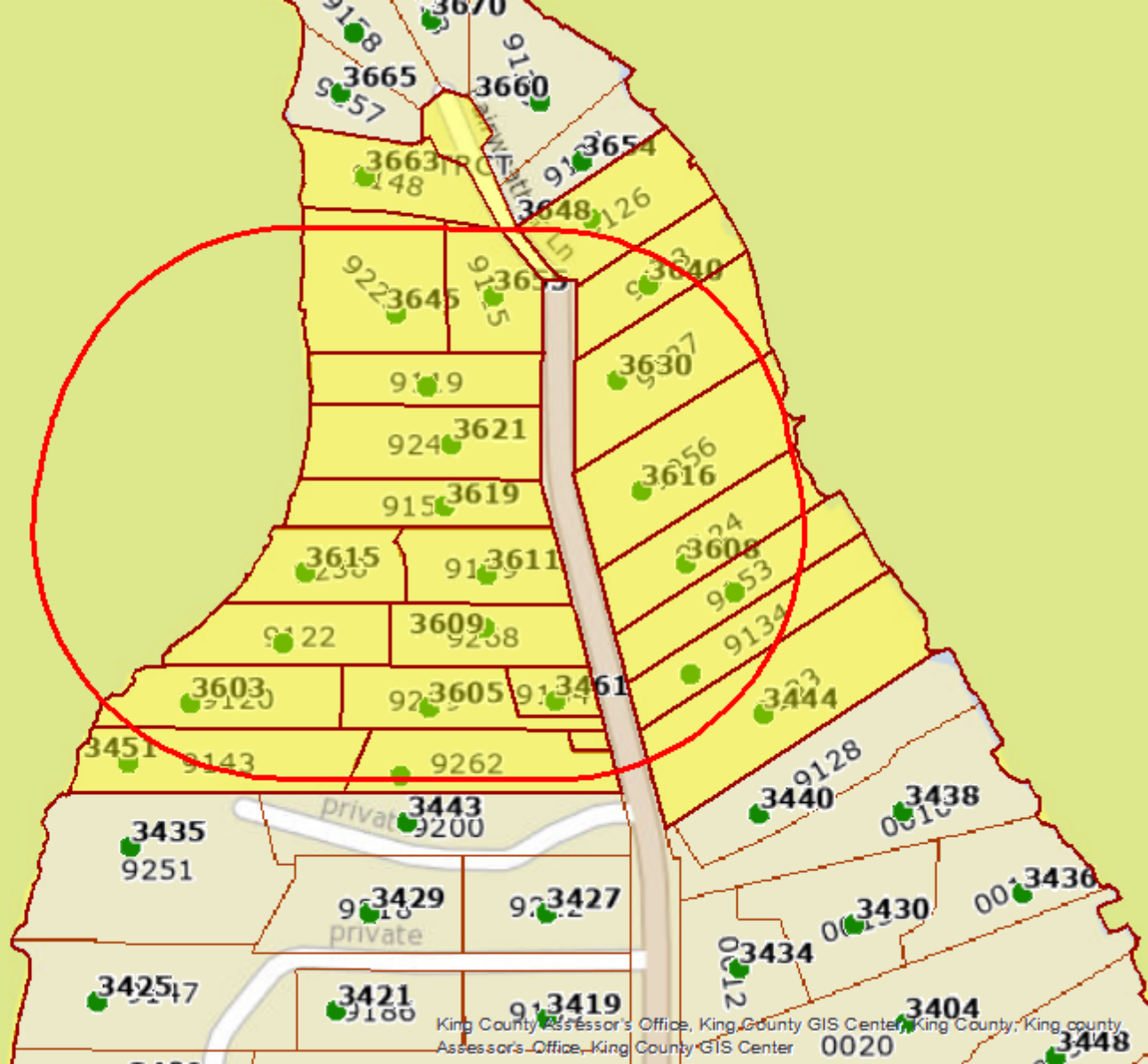
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SEPA Noticing Record (DNS, Proof of Publication, Mailing Map and Address List)



DETERMINATION OF NON-SIGNIFICANCE

Proposal: Request for a SEPA Threshold Determination in conjunction with a Non-administrative Shoreline Substantial Development Permit (P-23-006) for this waterfront property to remove and replace a pier. This parcel is located within the shoreline jurisdiction of the City of Medina.

File No. P-23-017 SEPA
P-23-006 Shoreline Substantial Development Permit

Applicant: Evan Wehr

Site Address: 3619 Evergreen Point Rd.

Lead Agency: City of Medina

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed SEPA Environmental Checklist and other information on file with the lead agency. Pursuant to MMC 16.80.200(B)(4), affected property owners may request a change in valuation for property tax purposes notwithstanding any program or revaluation. This information is available to the public upon request by contacting Medina City Hall, Attn: Development Services, 501 Evergreen Point Rd., Medina, WA 98039.

Date of Issuance and Publication: Tuesday, February 6, 2024

Deadline to Submit an Appeal: Tuesday, February 20, 2024

This Determination of Non-significance (DNS) is issued pursuant to WAC 197-11-355, Optional DNS Process. This DNS is final and there is no further comment period.

Responsible Official: Jonathan G. Kesler, AICP, Planning Manager

Title: Planning Manager/SEPA Official

Address: 501 Evergreen Point Rd., Medina, WA 98039 **Telephone:** 425-233-6416

Email: jkesler@medina-wa.gov

Signature: 
Jonathan G. Kesler, AICP, Planning Manager

Date: February 6, 2024

APPEAL PROCESS: Any party of record may appeal a Determination of Non-significance (DNS). The Appeal must be made to the City of Medina Hearing Examiner within **14 days** of the threshold determination becoming final, pursuant to MMC 16.80.220. Appeals must be in writing and contain specific factual objections and may be submitted along with the appropriate Appeal fee to the above address. This may be the only opportunity to comment on the environmental impacts of the proposal.

**CITY OF MEDINA
DETERMINATION OF
NON-SIGNIFICANCE**

Proposal: Request for a SEPA Threshold Determination in conjunction with a Non-administrative Shoreline Substantial Development Permit (P-23-006) for this waterfront property to remove and replace a pier. This parcel is located within the shoreline jurisdiction of the City of Medina.

File No. P-23-017 SEPA
P-23-006 Shoreline Substantial Development Permit

Applicant: Evan Wehr

Site Address: 3619 Evergreen Point Rd.

Lead Agency: City of Medina

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed SEPA Environmental Checklist and other information on file with the lead agency. Pursuant to MMC 16.80.200(B)(4), affected property owners may request a change in valuation for property tax purposes notwithstanding any program or revaluation. This information is available to the public upon request by contacting Medina City Hall, Attn: Development Services, 501 Evergreen Point Rd., Medina, WA 98039.

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Evan Wehr
7413 Greenwood Ave N
Seattle, WA 98103

King County Department of
Assessments
201 S Jackson St #708
Seattle, WA 98104

City of Bellevue
Attn: SEPA
PO Box 90012
Bellevue, WA 98009-9012

Archaeology and Historic Preservation
Attn: Scott S Williams
1063 S. Capitol Way, Suite 106
PO Box 48343
Olympia WA 98504-8343

DOE Shoreline Management
Attn: Joe Burcar
3190 160th Avenue SE
Bellevue, WA 98008-5452

King County
Dept Local Srvcs., Permitting Div.
Attn: SEPA Official
201 S Jackson St. KSC-LS-0815
Seattle, WA 98104

U.S. Army Corp of Engineers
Seattle District
PO Box C-3755
Seattle, WA 98124-2255

WSDOT NW Region
Attn: Mr. Ramin Pazooki
15700 Dayton Avenue North
Seattle, WA 98133

WDFW Wildlife Habitat
Chris Andrew
16018 Mill Creek Blvd.
Mill Creek, WA 98012

Department of Natural Resources
SEPA Center
PO Box 47015
Olympia, WA 98504-7015

WDFW
Attn: Christa Heller
1775 12th Ave. NW
Issaquah, WA 98027

Muckleshoot Indian Tribe
Fisheries Division, SEPA Reviewer
Attn: Karen Walters
39015 172nd Avenue SE
Auburn, WA 98092-9763

City of Clyde Hill
Attn: City Administrator
9605 NE 24th Street
Clyde Hill, WA 98004

Town of Hunts Point
Attn: Sue Ann Spens
3000 Hunts Point Road
Hunts Point, WA 98004-1121

Town of Yarrow Point
Attn: Mayor Richard Cahill
4030 95th Avenue NE
Yarrow Point, WA 98004

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