PUBLIC NOTICE OF APPLICATION
April 13, 2015

File Nos.:	CAO15-001 and SEP15-001
Description of Request:	Notice is hereby given that a Reasonable Use Exception application and State Environmental Policy Act (SEPA) Checklist has been filed with the City of Mercer Island to locate a single family residence in a Category III wetland and its associated buffer, and in a Type 2 watercourse buffer. The subject 37,554 square feet lot is significantly encumbered by critical areas and their associated buffers. The proposed residence and appurtenances would result in 5,595 square feet of impervious surface and a total building area of 3,102 square feet, including the garage.
Applicant :	Bill Summers for MI Treehouse, LLC
Location of Property:	5637 East Mercer Way, Mercer Island WA 98040; Identified by King County Assessor tax parcel identification number 1924059312
Other Associated Permits:	Review of the project under the State Environmental Policy Act, file SEP15-001
Applicable Development Regulations:	Pursuant to Mercer Island City Code (MICC) 19.15.010(E), applications for reasonable use exceptions are required to be processed as Discretionary Actions, with the Hearing Examiner as the decision authority. Processing requirements for Discretionary Actions are further detailed in MICC 19.15.020. Reasonable use exception procedures are detailed in MICC 19.07.030(B)(1). SEPA procedures are detailed in MICC 19.07.120. Criteria for reasonable use exceptions are detailed in MICC 19.07.030(B)(3).
SEPA Compliance:	An initial evaluation of the proposed project for probable significant adverse environmental impacts has been conducted. The City expects to issue a SEPA Determination of Non-Significance (DNS) for this project. The optional DNS process, as specified in WAC 197-11-355, is being used. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.
Studies and/or Environmental Documents:	The following were submitted to the City as part of the subject application: Critical Areas Study by Sewall Wetland Consulting, Inc.; Geotechnical Engineering Study by GeoGroup NW, Inc.; SEPA environmental checklist
Written Comments:	**This may be your only opportunity to comment on the environmental impacts of this proposal.** Written comments on this proposal may be submitted to the City of Mercer Island **on or before Monday, April 27, 2015 at 5:00 p.m.** either in person or mailed to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Only those persons who submit written comments within the fourteen (14) day comment period or who testify at the future open record public hearing will become parties of record on this action; and only parties of record will receive a notice of the decision and have the right to appeal. Any party may request a copy of the decision, once made.
Public Hearing:	Pursuant to MICC 19.15.020(F), the applicant is required to participate in an open record public hearing in front of the Hearing Examiner. The date for the open record public hearing has yet to be determined. When a date is established, the open record hearing will be advertised in a future public notice.

You may review the application on file for this matter at the City of Mercer Island, Development Services Group, 9611 SE 36th Street, Mercer Island, Washington.

Written comments and/or requests for additional information should be referred to:

Travis Saunders, Senior Planner
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7717
travis.saunders@mercergov.org

Date of Application: January 15, 2015
Determined to Be Complete: March 30, 2015
Bulletin Notice: April 13, 2015
Date Mailed: April 13, 2015
Date Posted on Site: April 13, 2015
Comment Period Ends: 5:00PM on April 27, 2015

PROPOSED SITE PLAN