PUBLIC NOTICE OF OPEN RECORD HEARING

NOTICE IS HEREBY GIVEN that the City of Mercer Island Hearing Examiner will conduct an open record public hearing regarding final design review for the project described below:

File Nos.:	CAO15-001 and VAR18-002
Description of Request:	The Applicant has revised the reasonable use exception (CAO15-001) and has applied for a zoning variance (VAR18-002), to construct a proposed house and associated improvements at 5637 East Mercer Way. The proposed house and improvements will be located within regulated wetland, and wetland and watercourse buffer areas, which is the basis for the reasonable use exception application. The proposed house is located within a required setback from an easement to reduce impacts to critical areas, which is the basis for the proposed zoning variance.
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 number 1924059312
SEPA Compliance:	A SEPA Mitigated Determination of Non Significance (MDNS) was issued on January 13, 2020; no appeal of the MDNS has been filed.
Public Comments and Testimony:	Only those persons who submitted written comments within the comment period or those who testify at the open record public hearing will become parties of record; and only parties of record will receive a notice of the decision and have the right to appeal.
Time, Date and Location of Open Record Public Hearing:	Pursuant to MICC 19.15.030(F), applications for reasonable use exceptions are required to be processed as a Type IV action, with the Hearing Examiner as the decision authority. The public hearing is scheduled for **July 20, 2020**, beginning at **10:00 AM**.
	The open record public hearing will be held virtually using video conferencing technology provided by Zoom, and the public will have the opportunity to testify during the public hearing 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. Finally, should restrictions on "in-person" attendance of open public meetings be lifted, opportunity to testify during the public hearing will be available at City Hall, located at 9611 SE 36th Street, Mercer Island, WA 98040.
	Detailed instructions on how to comment live during the public hearing will be available online on or before July 6, 2020 at: https://letstalk.mercergov.org/community-development-projects/.
Applicable Development Regulations:	Pursuant to MICC 19.15.030(F), applications for Reasonable Use Exceptions (RUE) and Zoning Variances are Type IV decisions, with the Hearing Examiner as the decision authority. Any alteration of a critical area or buffer shall meet the requirements of Chapter 19.07 MICC. Criteria for RUEs are detailed in MICC 19.07.140. Dimensional standards, including setbacks from easements, for residential lots are established in Chapter 19.02 MICC. Criteria for Variances are detailed in MICC 19.06.110(B).
Other Associated Permits:	SEP15-001

Project Documents: Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/CAO15-001 SEP15-001 VAR18-002/

Application Process   Date of Reasonable Use Application: January 15, 2015
Information: Date of Zoning Variance Application: May 8, 2018
                           Date of Reasonable Use Exception Complete Application: March 30, 2015
                           Date of Zoning Variance Complete Application: May 21, 2018
                           Bulletin Notice: August 26, 2019
                           Date Mailed: August 26, 2019
                           Date Posted on Site: August 26, 2019
                           Comment Period Ends: 5:00PM on September 25, 2019
                           Date of Notice of Public Hearing: June 15, 2020
                           Public Hearing Date: July 20, 2020

The project is available for review at the City of Mercer Island, Community Planning and Development, 9611 SE 36th Street, Mercer Island, Washington.

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