

NOTICE OF DECISION



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

File No.:	CAO16-002
Description:	Applicant proposed the reduction of a piped watercourse buffer of 25 feet down to 0 feet with proposed mitigation. Mitigation includes the addition of a green roof, pervious driveway, bulkhead removal and beach restoration, and planting native vegetation. The City has approved the reduction of the west piped watercourse buffer from 25 feet to 5 feet.
Applicant(s):	Suzanne Findley, Conard Romano
Owner(s):	Wells Fargo Bank, as Trustee of the Title Holding Trust
Location of Property:	8000 SE 20 th ST, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel number 54522302218
SEPA Determination:	The proposal is categorically exempt from SEPA review per WAC 197-11-800(6)(e).
Applicable Development Regulations:	Pursuant to MICC 19.15.010(E), an application for a critical area determination is required to be processed as an Administrative Action. Processing requirements for Administrative Actions are further detailed in MICC 19.15.020. The project will be reviewed for consistency with the following sections of the Mercer Island City Code: MICC 19.07 – Environment, MICC 19.15 - Administration, and MICC 19.16 - Definitions.
Project Documents:	Please click on the link here to access the associated documents for this project.
Other Associated Permits:	A future building permit and lot line revision application is anticipated.
Decision:	Approved subject to conditions.
Appeal Rights:	<i>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.</i> 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 19.15.010(E).

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 **within the time stated in the Notice of Decision**. Forms are available from the Development Services Group. 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.

**Property Tax
Revaluation:**

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. For more information, please contact the King County Assessor's office at (206) 296-7300.

**Application
Process
Information:**

Date of Application: August 5, 2016
Date Determined to Be Complete: September 14, 2016
Public Comment Period: October 24, 2016 through 5:00 PM on November 7, 2016
Date Notice of Decision Issued: April 17, 2017
Appeal Filing Deadline: 5:00 PM on Monday May 1, 2017

You may review the file on this matter, weekdays between 8:30 a.m. and 5:00 p.m. at Mercer Island City Hall, 9611 SE 36th Street, Mercer Island, WA. Questions regarding this matter should be referred to:

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