

PUBLIC NOTICE OF DECISION



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

- File No.:** CAO17-004
- Description:** The applicant has proposed to reconstruct a single-family residence that is currently existing within two watercourse buffers. Watercourse A is type 3 open (35-foot buffer) then closed (25-foot buffer) watercourse that is located on the northeastern portion of the property. Watercourse B is a piped watercourse that is located on the neighbor's property and the 25-foot buffer extends onto the subject property. The applicant is proposing to reduce Watercourse B buffer to 8 feet 3 inches from the property line (14 feet from the piped watercourse on the neighbor's property) and to use MICC 19.07.030 (A)(10)(a-g) allowed alterations within a buffer for Watercourse A. The new home will not be located closer to Watercourse A than the existing home. In addition, the applicant is using MICC 19.07.030 (A)(7)(a-e) to alter the Watercourse B buffer for a new stormwater system with two catch basins, mitigation includes the addition of a vegetative bioretention swale.
- Applicant / Owner:** Brad Sturman (Sturman Architects) / Collin and Jillian Hagstrom
- Location of Property:** 7428 SE 71st ST, Mercer Island, WA, 98040;
Identified by King County Assessor tax parcel number 536800-0300
- SEPA Determination:** A SEPA Determination for SEP17-009 was issued July 7, 2017 with a Determination of Non-Significance. The Optional DNS Process, as specified in Washington Administrative Code (WAC) 197-11-355, was used.
- Applicable Development Regulations:** Pursuant to MICC 19.15.010(E), an application for a Critical Areas 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 has been 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 follow this file path to access the associated documents for this project:
<https://mieplan.mercergov.org/public/CAO17-004/>

**Other
Associated
Permits:**

SEP17-009 and building permit 1707-056.

Decision:

Approved subject to conditions.

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 19.15.010(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: April 21, 2017

Date Determined to Be Complete: May 15, 2017

Public Comment Period: May 22 through June 21, 2017 Date Notice of Decision Issued: October 9, 2017

Appeal Filing Deadline: 5:00 PM on Monday October 23, 2017

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

Project Contact:

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