

PUBLIC NOTICE OF APPLICATION



NOTICE IS HEREBY GIVEN that the City of Mercer Island has received the application described below:

File Nos.:	CAO18-005
Description of Request:	A request for a Critical Areas Determination to alter a steep slope in order to construct a new single-family dwelling.
Applicant / Owner:	Lisa Sidlauskas (Applicant) / Tangled Ride LLC (Owner)
Location of Property:	6025 77 th Ave SE, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel number: 409710-0075
SEPA Compliance:	This project is SEPA exempt per WAC 197-11-800(1)(b)(i).
Project Documents:	Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/CAO18-005/
Written Comments:	<p>This may be the only opportunity to comment on the impacts of the proposal. Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made.</p> <p>Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.</p>
Public Hearing and Public Meeting:	Pursuant to MICC 19.15.010(E) and MICC 19.15.020(F)(1), a public hearing is not required for this proposal.
Applicable Development Regulations:	Applications for Critical Areas Determinations are required to be processed as an Administrative Action pursuant to Mercer Island City Code (MICC) 19.15.010(E). Processing requirements for an Administrative Action are further detailed in MICC 19.15.020. The Critical Areas Determination

procedures are contained in MICC 19.07 (19.07.050, 19.07.070, and 19.07.080).

Other Associated Permits:

Building Permit 1801-104

Environmental Documents:

A copy of all studies and/or environmental documents is available through the above project documents link.

Application Process Information:

Date of Application: May 8, 2018
Determined to Be Complete: May 30, 2018
Bulletin Notice: June 11, 2018
Date Mailed: June 11, 2018
Date Posted on Site: June 11, 2018
Comment Period Ends: 5:00PM on July 11, 2018

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

Project Contact:

Andrew Leon, Planner
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7720
andrew.leon@mercergov.org

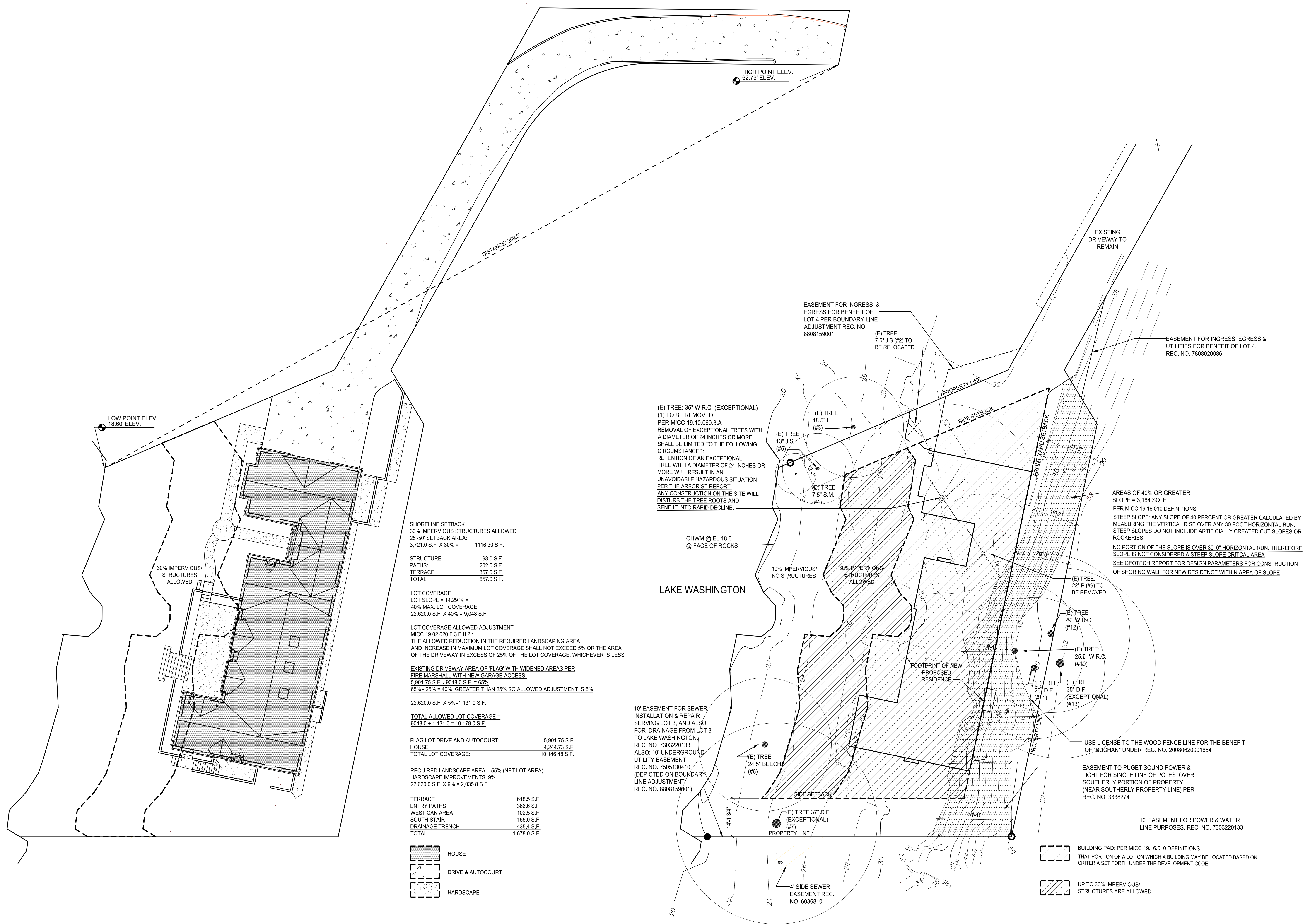


DESIGN	SNS, LDS
DRAWN	LDS
CHECKED	LDS
DATE	PRICING SET 12-28-17
	PERMIT 02-13-18
REVISIONS	

Stuart Silk Architects
 2400 North 45th Street
 Seattle, Washington 98103
 206 728 9500 phone
 206 448 1337 fax
 generaloffice@stuartsilks.com

TANGLED RIDE RESIDENCE
 6025 77TH AVE SE
 MERCER ISLAND
 WA 98040

ZONING DIAGRAMS

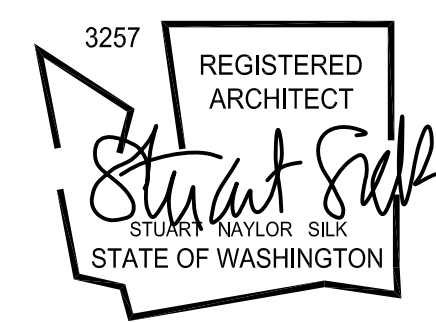


1 LOT COVERAGE DIAGRAM
 1/16" = 1'-0"

2 BUILDING PAD DIAGRAM
 1/16" = 1'-0"

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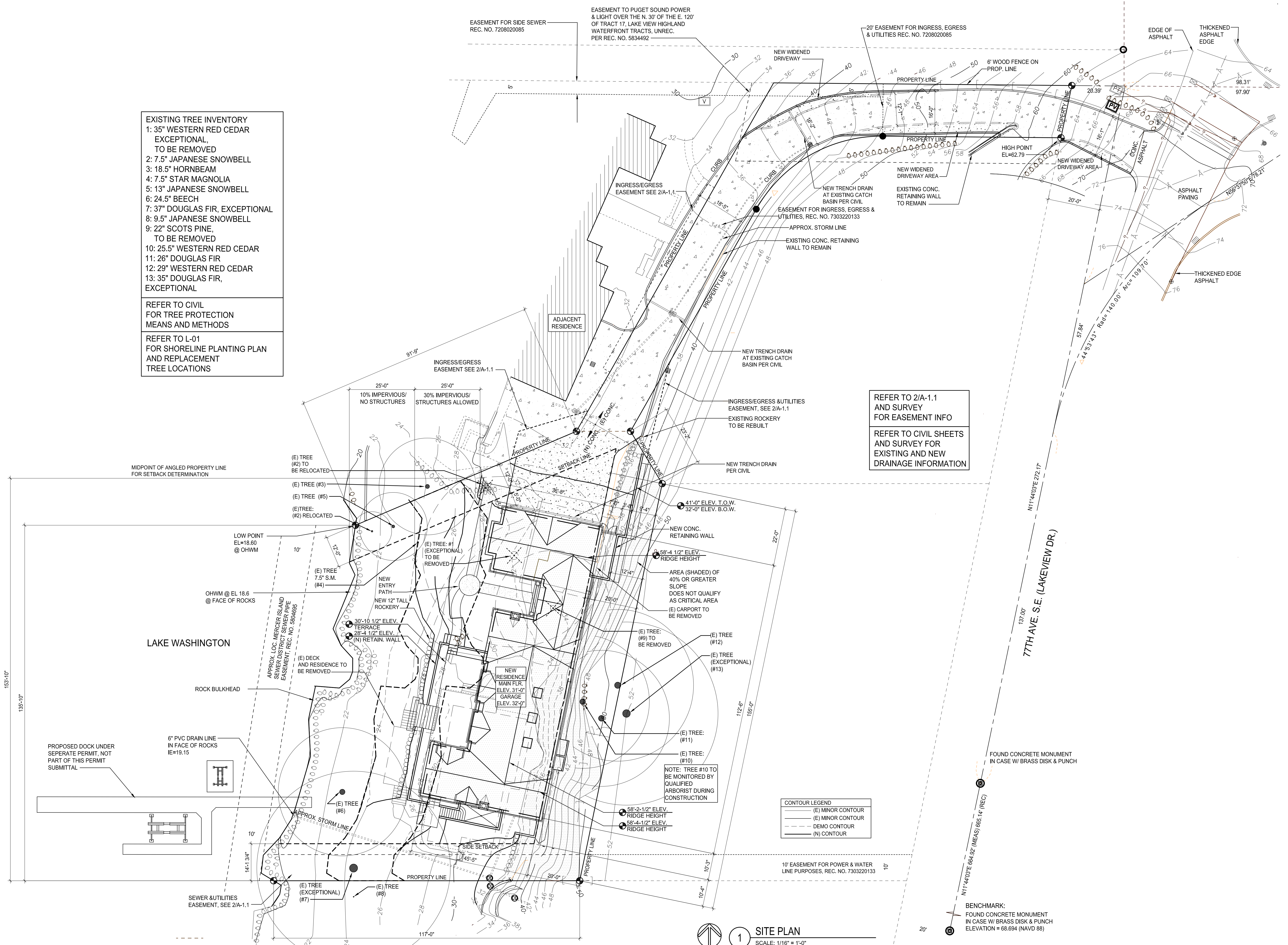
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TANGLED RIDE RESIDENCE
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MERCER ISLAND
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SITE PLAN

A-1.2



- EXISTING TREE INVENTORY**
- 35" WESTERN RED CEDAR EXCEPTIONAL, TO BE REMOVED
 - 7.5" JAPANESE SNOWBELL
 - 18.5" HORNBEAM
 - 7.5" STAR MAGNOLIA
 - 13" JAPANESE SNOWBELL
 - 24.5" BEECH
 - 37" DOUGLAS FIR, EXCEPTIONAL
 - 9.5" JAPANESE SNOWBELL
 - 22" SCOTS PINE, TO BE REMOVED
 - 25.5" WESTERN RED CEDAR
 - 26" DOUGLAS FIR
 - 29" WESTERN RED CEDAR
 - 35" DOUGLAS FIR, EXCEPTIONAL
- REFER TO CIVIL FOR TREE PROTECTION MEANS AND METHODS
- REFER TO L-01 FOR SHORELINE PLANTING PLAN AND REPLACEMENT TREE LOCATIONS

REFER TO 2/A-1.1 AND SURVEY FOR EASEMENT INFO

REFER TO CIVIL SHEETS AND SURVEY FOR EXISTING AND NEW DRAINAGE INFORMATION

CONTOUR LEGEND

(E) MINOR CONTOUR
(E) MINOR CONTOUR
DEMO CONTOUR
(N) CONTOUR

1 SITE PLAN
SCALE: 1/16" = 1'-0"

FREQUENTLY ASKED QUESTIONS

1. WHY DID I RECEIVE THIS NOTICE?

Washington State law requires the City to send a notice for this project (Revised Code of Washington (RCW) 36.70B.110). Notice is sent to all property owners within 300-feet of the proposal, or to anyone who has requested to be a “party of record” for the application, as per Mercer Island City Code (MICC) 19.15.020(E)(4)(a). The City sends the notices as neighbors may want to know about certain zoning applications that occur in the vicinity or may be aware of issues that affect the approval of an application.

2. IF I OBJECT TO THE APPLICATION, WILL IT BE DENIED?

There are criteria in the MICC for which the application is reviewed. If the proposal meets the criteria required by City Code, the City must approve the permit. Approval by the neighbors is not one of the criteria in the City Code. If you provide comment within the specified comment period, you will be a party of record and will have the ability to appeal the decision. Written comments should specifically address how the application does not meet one or more of the criteria listed in the Applicable Development Regulations. Most concerns can be addressed prior to issuance of the permit. It is the City’s goal to work with applicants and neighbors to resolve potential concerns.

3. WHAT ARE THE CRITERIA FOR APPROVAL OF A PERMIT?

The criteria for review of a permit are found within the Mercer Island City Code and are listed in the Applicable Development Regulations section of the bulletin. Here is a link to the City Code <http://www.codepublishing.com/WA/MercerIsland/>. Please feel free to call or email the staff contact listed on the front of the notice, and we will be happy to discuss the review process in more detail.

4. WILL THERE BE A PUBLIC HEARING ON THIS APPLICATION?

Public Hearings are only required for Discretionary Actions. For a list of Discretionary Actions, please refer to MICC 19.15.010(E). The public bulletin for each project will state under the Public Hearing section if a hearing is required.

5. I WANT TO ACCESS AND REVIEW SPECIFIC PROJECT DOCUMENTS.

Please click on the associated link under “Project Documents” on each Public Notice to access the folder with the project documents associated with the application. The project documents available through this link contain most, but may not contain all of the publicly available information for each project. For example, when a project is updated with a different project design, older designs may be removed from the public folder to avoid confusion. Each folder will be updated when there is a project revision.

6. I WANT TO LEARN MORE ABOUT SEPA.

What is SEPA?

SEPA is an acronym for the State Environmental Policy Act and is a review that is intended to act as a “safety net” in protecting the environment. Following SEPA review, the City must issue a determination of Significance, Non Significance, or a Mitigated Determination of Non Significance. Applicants for a SEPA review must complete a SEPA [checklist](#), and may need to prepare additional mitigation to avoid a “probable significant impact” to the environment.

When is a project SEPA exempt?

The state Department of Ecology establishes categorical exemptions to SEPA review, which are generally described here: [WAC 197-11-800](#). For example, a shoreline dock may be SEPA exempt if the dock was legally established and normal maintenance and repair is proposed. However, SEPA is required if the dock will expand or if a new dock is being built.

Where can I find more information?

Please check out the Washington State Department of Ecology SEPA [website](#) and the SEPA [handbook](#). Another useful page is the SEPA form templates found at <http://www.ecy.wa.gov/programs/sea/sepa/forms.htm>.

7. WHO CAN I CONTACT TO GET MORE INFORMATION?

The contact information for the planner assigned to each specific project is listed on the bottom of the first page of each notice. You can call or email the planner assigned to the project using the provided contact information. You can also call the “Planner helpline” for zoning related questions at 206-275-7729. Additional resources available on-line include:

<http://www.mercergov.org/>: Staff directory, city regulations, and additional information about permits

<http://www.mybuildingpermit.com>: Follow the status of a specific permit by address or permit number

[Mercer Island Map Portal](#): A tool to search for site-specific information

8. I APPRECIATE RECEIVING THESE NOTICES. HOW DO I AUTOMATICALLY GET A COPY OF ALL PUBLIC NOTICE OF APPLICATIONS AND DECISIONS?

Simply send us an e-mail a request and we will email a link to any future notice of applications and decisions that are published in the city’s Weekly Permit Bulletin. Currently, the request can be sent to lauren.anderson@mercergov.org.