

# PUBLIC NOTICE OF DECISION



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

- File No.:** CAO18-005
- Description:** A request for a critical area determination to alter a steep slope in order to construct a new, 6,954 square foot single-family residence, with associated retaining walls.
- Applicant / Owner:** Lisa Sidlauskas (Stuart Silk Architects) / Tangled Ride LLC
- Location of Property:** 6025 77<sup>th</sup> Ave SE, Mercer Island, WA, 98040;  
Identified by King County Assessor tax parcel number 409710-0075
- SEPA Determination:** The proposal is categorically exempt from SEPA review per WAC 197-11-800(2)(e) and WAC 197-11-800(1)(b)(i).
- 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 follow this file path to access the associated documents for this project:  
<https://mieplan.mercergov.org/public/CAO18-005/>
- Other Associated Permits:** Building permits 1801-104 and 1806-257.
- 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: May 8, 2018  
Date Determined to Be Complete: May 30, 2018  
Public Comment Period: June 11, 2018 through 5:00 PM on July 11, 2018  
Date Notice of Decision Issued: July 30, 2018  
Appeal Filing Deadline: 5:00 PM on Monday August 13, 2018

The project is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36<sup>th</sup> 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](mailto:andrew.leon@mercergov.org)