
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



PUBLIC NOTICE OF DECISION

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

File No.:	CAO19-008
Permit Type:	Type III (3)
Description of Request:	Approval of a Critical Area Determination to average a type 3 watercourse buffer. 141 square feet of buffer will be reduced, and 141 square feet of buffer will be added. Averaging the buffer will allow the major remodel of the existing single-family residence and a second story addition. Buffer enhancement is proposed with the addition of red currant and snowberry.
Applicant/ Owner:	Kevin Sutton / Timothy Paek
Location of Property:	2215 80 th Ave SE, Mercer Island, WA 98040; Identified by King County Assessor tax parcel number: 545230-2145
SEPA Compliance:	The proposal is categorically exempt from SEPA pursuant to WAC 197-11-800(6)(e).
Applicable Development Regulations:	Applications for a Critical Area Determinations for watercourse buffer averaging are required to be processed as a Type III reviews pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type III approvals are further detailed in MICC 19.15.030. The review criteria for Critical Area Determinations for watercourse buffer averaging are detailed in MICC 19.07.070.
Other Associated Permits:	Accessory Dwelling Unit application ADU19-003 and building permit 1808-172.
Project Documents:	Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/CAO19-008/
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 19.15.030 Table B.

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.

**Application Process
Information:**

Date of Application: May 6, 2019

Determined to Be Complete: May 30, 2019

Public Comment Period: June 3, 2019 through 5:00 PM on July 3, 2019

Date Notice of Decision Issued: August 19, 2019

Appeal Filing Deadline: 5:00 PM on September 3, 2019

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

Project Contact:

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