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# COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040  
206.275.7605 | [www.mercerisland.gov/cpd](http://www.mercerisland.gov/cpd)



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## PUBLIC NOTICE OF DECISION

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

<b>File No.:</b>	CAO23-021
<b>Permit Type:</b>	Type III
<b>Description of Request:</b>	A request for a critical areas review 2 application, associated with SUB23-004, a proposal to subdivide the parent parcel into two (2) lots.
<b>Applicant/Owner:</b>	Todd Sherman / Design Built Homes
<b>Location of Property:</b>	4719 86th Ave SE, Mercer Island, WA 98040 King County Tax Parcel No. 7598100420
<b>SEPA Compliance:</b>	SEPA Exempt pursuant to <a href="#">WAC 197-11-800</a> (6)(d).
<b>Applicable Development Regulations:</b>	Pursuant to Mercer Island City Code (MICC) <a href="#">19.15.030</a> Table A, applications for Critical Area Type 2 Permits are required to be processed as Type III land use reviews. Processing requirements for Type III land use reviews are further detailed in MICC 19.15.030 Table B.
<b>Other Associated Permits:</b>	SUB23-004 <a href="https://mieplan.mercergov.org/public/SUB23-004">https://mieplan.mercergov.org/public/SUB23-004</a>
<b>Project Documents:</b>	<a href="https://mieplan.mercergov.org/public/CAO23-021">https://mieplan.mercergov.org/public/CAO23-021</a>
<b>Decision:</b>	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 19.15.030 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 Community Development and Planning. 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.

<b>Application</b>	Date of Application:	September 14, 2023
<b>Process</b>	Determined to Be Complete:	September 20, 2023
<b>Information:</b>	Public Comment Period:	September 25, 2023 through 5:00 PM on October 25, 2023
	Date Notice of Decision Issued:	December 4, 2023
	Appeal Filing Deadline:	5:00 PM on December 19, 2023
<b>Project Contact:</b>	Ryan Harriman, Planning Manager <a href="mailto:ryan.harriman@mercerisland.gov">ryan.harriman@mercerisland.gov</a>   (206) 275-7717	