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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:

**File No.:** SHL23-025

**Permit Type:** Type III

**Description of Request:** A request for a Shoreline Substantial Development Permit for the construction of a new 552 square foot, fully grated private single-family pier and relocation of an existing boatlift.

**Applicant/Owner:** Troy Hussing (Ecco Design, Inc.) / O'Neil Generation Trust

**Location of Property:** 4452 Ferncroft Rd, Mercer Island, WA 98040  
King County Assessor tax parcel number: 004610-0405

**SEPA Compliance:**

A Determination of Nonsignificance (DNS) is being issued concurrently with the approval of this shoreline substantial development permit following the optional DNS process per Washington Administrative Code (WAC) 197-11-355. The SEPA application is identified by City of Mercer Island project number SEP23-010.

**Applicable Development Regulations:** Pursuant to Mercer Island City Code (MICC) [19.15.030](#) Table A, applications for Shoreline Substantial Development 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.

**Other Associated Permits:** A future building permit is anticipated.

**Project Documents:** <https://mieplan.mercergov.org/public/SHL23-025 & SEP23-010>

**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 19.15.030 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:	April 6, 2023
<b>Process</b>	Determined to Be Complete:	April 21, 2023
<b>Information:</b>	Public Comment Period:	May 1, 2023 through 5:00 PM on May 31, 2023
	Date Notice of Decision Issued:	October 30, 2023
	Appeal Filing Deadline:	5:00 PM on November 20, 2023
<b>Project Contact:</b>	Molly McGuire, Planner molly.mcguire@mercerisland.gov   (206) 275-7712	