

**CITY OF MERCER ISLAND  
HEARING EXAMINER FINDINGS, CONCLUSION AND DECISION**

---

**Applicant:** Jason Taylor

**File Nos:** SUB17-015/CAO17-015/SEP17-026

**Application:** Preliminary Long Plat Approval

**Staff Recommendation:** Approve with conditions

**Public Hearing:** The Hearing Examiner held a public hearing on the application on November 27, 2018 in Mercer Island City Hall, 9611 SE 36th Street, Mercer Island, Washington. Represented at the hearing were the applicant, Jason Taylor, and the City's Development Services Group, by Robin Proebsting, Senior Planner. A list of those who testified at the hearing is included at the end of this recommendation. A verbatim recording of the hearing is available at the City Clerk's office. The Examiner reviewed the site on November 27, 2018.

For purposes of this recommendation, all section numbers refer to the Mercer Island Municipal Code ("MIMC" or "Code"). Having considered the evidence in the record and reviewed the site, the Hearing Examiner makes the following recommendation.

**Findings of Fact**

The Summary and Findings of Fact in the Staff Report (Sections I) are accurate and complete, and are therefore adopted by reference. The Hearing Examiner makes the following additional findings of fact:

1. Richard Karnes is a neighbor to the proposal, and he testified at the hearing. His home is located adjacent to the subject property to the east. Mr. Karnes testified that he is concerned that the proposal's application does not accurately represent two springs that originate on his property and flow onto the subject property. He was concerned that in the absence of this information the proposal would not be adequately prepared to handle on the ground conditions for storm water.
2. Lucas Vannice, the proposal's landscape architect and arborist, testified concerning the proposal's plans for wetland restoration and stormwater management, indicating that the proposal is to enhance current stormwater treatment conditions beyond what is currently at the site.

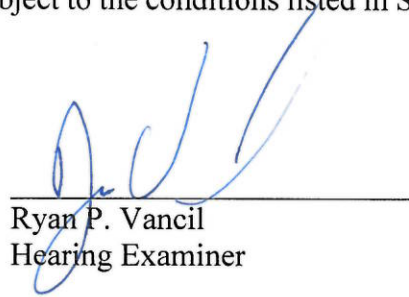
### Conclusions

1. The Hearing Examiner has jurisdiction over this application pursuant to MICC 19.08.020(A).
2. The Conclusions in the Staff Report (Section II) are accurate and supported by the facts in the record and are therefore adopted by reference.

### Decision

The long plat is hereby preliminarily **APPROVED** subject to the conditions listed in Section IV of the Staff Report.

Entered this 13<sup>th</sup> day of December, 2018.



---

Ryan P. Vancil  
Hearing Examiner

**Testimony:** The following people provided testimony at the public hearing:

City of Mercer Island: Robin Proebsting, Senior Planner, DSG

Applicant: Jason Taylor  
Lucas Vannice

Public: Richard Karnes

**Exhibits:** The Staff Report and associated exhibits were admitted at the hearing. In addition to the exhibits listed in the Staff Report for this application, the following exhibits were entered into the record:

10. Revised Project Narrative
11. Sign-In Sheet for Public Comment


**BEFORE THE HEARING EXAMINER  
CITY OF MERCER ISLAND**

**CERTIFICATE OF SERVICE**

I certify under penalty of perjury under the laws of the State of Washington that on this date I sent true and correct copies of the attached **Findings, Conclusions, and Decision** to each person listed below, or on the attached mailing list, in the matter of **Jason Taylor**, Hearing Examiner File: **SUB17-015/CAO17-015/SEP17-026** in the manner indicated.

Party	Method of Service
Robin Proebsting City of Mercer Island Development Services 9611 SE 36 <sup>th</sup> Street Mercer Island, WA 98040 robin.proebsting@mercergov.org	<input checked="" type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger

Dated: December 13, 2018

  
\_\_\_\_\_  
Alayna Johnson  
Legal Assistant