

PUBLIC NOTICE OF DECISION



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

- File No.:** SUB17-006 and SUB17-007
- Description:** Request for Preliminary Plat Approval for a Lot Line Consolidation to consolidate two lots into one.
- A request for Preliminary Plat Approval for a Plat Alteration to the existing short plat to extinguish the 3-foot-wide utility easement along the east line of Parcel B and the joint driveway, ingress, egress, and utility easement along the east edge of Parcel A.
- Applicant / Owner:** Maria Simon (Conard Romano Architects) / Wells Fargo Bank NA
- Location of Property:** 8000 and 7840 SE 20th ST Ave SE, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel numbers 545230-2218 and 545230-2216.
- SEPA Determination:** The proposal is categorically exempt from SEPA review per WAC 197-11-800(6)(e).
- Applicable Development Regulations:** Applications for plat alteration are required to be processed as an Administrative Action pursuant to Mercer Island City Code (MICC) 19.15.010(E). Processing requirements for an Administrative Action are further detailed in MICC 19.15.020. Applications for a lot line consolidation (also known as a lot line revision) are a Ministerial Action. The project has been reviewed for consistency with the following sections of the Mercer Island City Code: MICC 19.08 – Subdivision, 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/Wells Fargo/>
- Other Associated Permits:** Building Permit 1705-086, Critical Areas Determination CAO16-002, Tree Permit 1706-150, Water service Permit 1705-172, and final plat applications are anticipated.

Decision: Preliminary Approval, 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 11, 2017
Date Determined to Be Complete: June 5, 2017
Notice of Application: June 12, 2017
Comment Period Ended: July 12, 2017
Date Notice of Decision Issued: December 26, 2017
Appeal Filing Deadline: 5:00 PM on Monday January 9, 2018

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

Project Contact:

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