
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



PUBLIC NOTICE OF DECISION

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

File No: CAO22-017

Permit Type: Type III

Description of Request: A request for a Critical Area Review 2 for the demolition of an existing single-family residence and construction of a new single-family residence within a geologically hazardous area.

Applicant / Owner: Matt Mawer / Mark Houtchens

Location of Property: 6024 SE 22nd St, Mercer Island WA 98040
King County Assessor tax parcel number: 243970-0110

SEPA Compliance: The proposal is categorically exempt from SEPA pursuant to WAC 197-11-800(1)(b)(i).

Applicable Development Regulations: Pursuant to Mercer Island City Code (MICC) 19.15.030 Table A, applications for Critical Area Review 2 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: Building Permit 2209-088

Project Documents: <https://mieplan.mercergov.org/public/CAO22-017/>

Decision: Approved.

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.

**Application Process
Information:**

Date of Application: October 5, 2022

Determined to Be Complete: October 21, 2022

Public Comment Period: October 31, 2022 through 5:00 PM on November 30, 2022

Date Notice of Decision Issued: May 1, 2023

Appeal Filing Deadline: 5:00 PM on May 15, 2023

Project Contact:

Andrew Leon / Planner

Community Planning & Development

City of Mercer Island

9611 SE 36th Street

Mercer Island, WA 98040

(206) 275-7720

andrew.leon@mercerisland.gov