
COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercerisland.gov/cpd



SEPA THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)

NOTICE IS HEREBY GIVEN for the application described below:

Application No.:	SEP24-017
Permit Type:	Type III
Description of Request:	Review under the State Environmental Policy Act (SEPA) for the demolition of an existing single-family residence and construction of a new single-family residence on a site constrained by a wetland, watercourses, and their associated buffers, and potential slide, erosion, and seismic geologically hazardous areas. The proposed development requires the approval of a Reasonable Use Exception (CAO24-029) and Setback Deviation (DEV25-005), which will determine the final size and location of the proposed development as it relates to the reasonable use of the property and protection of critical areas during a public hearing. Notice will be provided consistent with MICC 19.15.100 once the hearing is scheduled.
Applicant:	Regan McClellan (McClellan Tellone) / Tim & Kathy Bauman
Location of Proposal:	5928 77th Ave SE, Mercer Island, WA 98040 King County Assessor tax parcel number: 242404-9037
Lead Agency:	City of Mercer Island, Department of Community Planning & Development
Project Documents:	Copies of all studies and/or environmental documents are available through the following link: https://mieplan.mercergov.org/public/CAO24-029 https://mieplan.mercergov.org/public/SEP24-017
Application Process Information:	Date of Application: October 30, 2024 Determined to be Complete: November 4, 2024 Bulletin Notice: November 12, 2024 Date of Mailing: November 12, 2024 Date of Sign Posting: November 12, 2024 Comment Period Ended: 5:00PM on December 11, 2024

The lead agency determined that the proposed development will not have a probably significant adverse impact on the environment. An environmental impact statement (EIS) is not required pursuant to RCW 43.21C.031(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

<input type="checkbox"/>	There is no comment period for this DNS.
<input checked="" type="checkbox"/>	This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
<input type="checkbox"/>	This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by N/A at 5:00 PM.

Responsible Official: Molly McGuire, Senior Planner
 molly.mcguire@mercerisland.gov | (206) 275-7712

Issued Date: August 4, 2025 Signature: /s/ Molly McGuire, Senior Planner

APPEAL INFORMATION

This decision to issue a Determination of Non-significance (DNS) rather than to require an EIS may be appealed pursuant to Section 19.21 of the Mercer Island Unified Land Development Code, Environmental procedures.

<input checked="" type="checkbox"/>	Any party of record may appeal this determination to the City Clerk at 9611 SE 36 th Street, Mercer Island, WA 98040 no later than 5pm on August 18, 2025 by filing a timely and complete appeal application and paying the appeal fee. You should be prepared to make specific factual objections. Contact the City Clerk to read or ask about the procedures for SEPA appeals. To reverse, modify, or remand this 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.
<input type="checkbox"/>	There is no agency appeal.

<input type="checkbox"/>	Any person aggrieved by the issuance of this decision may seek review from the Shorelines Hearings Board by filing a petition for review within twenty-one days from the date of filing of the decision as defined in RCW 90.58.140(6) . Within seven days of the filing of any petition for review with the Board, the petitioner shall serve copies of the petition on the Washington State Department of Ecology, the Office of the Attorney General, and the City of Mercer Island. More information on this process can be found on the Shoreline Hearing Board's website: http://www.eho.wa.gov/ or by calling (360) 664-9160.
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