

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

206.275.7605 | www.mercerisland.gov



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Mercer Island Hearing Examiner will conduct an Open Record Public Hearing on applications for a Critical Areas Reasonable Use Exception (CAO24-029) and Critical Areas Setback Deviation (DEV25-005) at 9:00 AM on Friday, September 26, 2025.

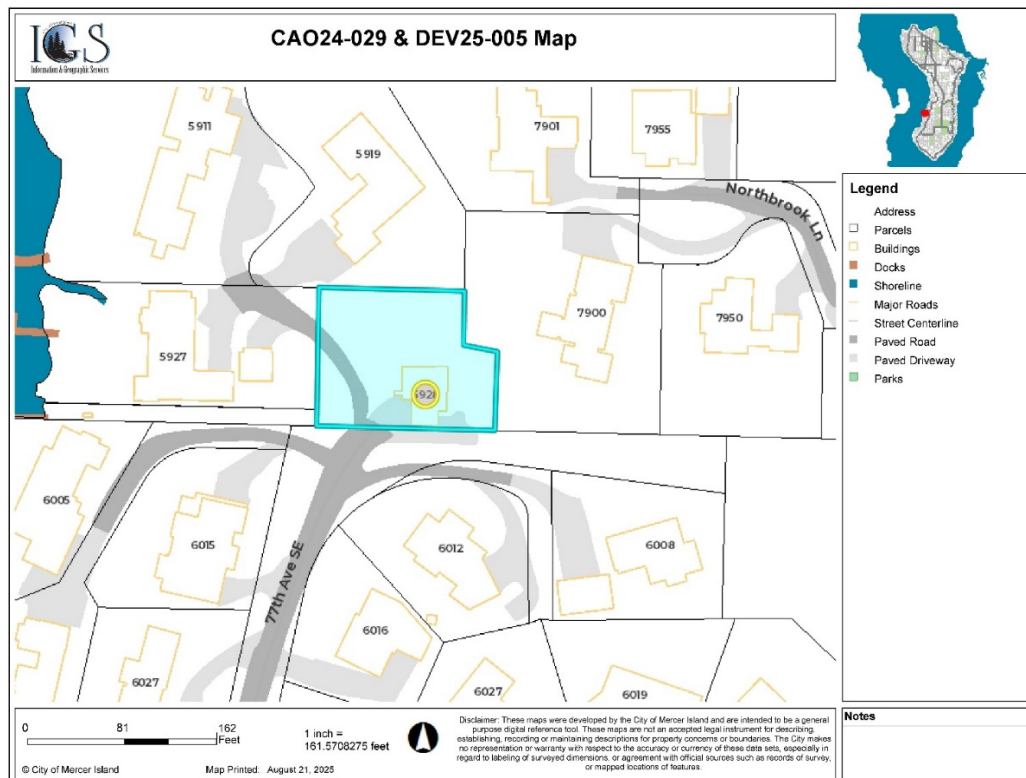
File No.: Critical Areas Reasonable Use Exception CAO24-029
Critical Areas Setback Deviation DEV25-005

Permit Type: Type IV (CAO24-029)
Type II (DEV25-005)

Description of Request: A request for a Critical Areas Reasonable Use Exception and Critical Areas Setback Deviation for a reduction in the front yard setback 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. This hearing 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.

Applicant/Owner: Regan McClellan (McClellan | Tellone) / Tim & Kathy Bauman

Location & Map of Property: 5928 77th Ave SE, Mercer Island WA 98040
King County Assessor tax parcel number: 242404-9037



SEPA Compliance: Following review of the submitted State Environmental Policy Act (SEPA) checklist, an initial evaluation of the proposed project for probably significant adverse environmental impacts has been conducted. The City issued a SEPA Determination of Non-Significance (DNS) for this project on August 4, 2025. The optional DNS process, as specified in Washington Administrative Code (WAC) 197-11-355, is being used.

Project <https://mieplan.mercergov.org/public/CAO24-029>

Documents: <https://mieplan.mercergov.org/public/DEV25-005>
<https://mieplan.mercergov.org/public/SEP24-017>

Documents will continually be added to these files as the process moves forward.

Time, Date, and Location of Open Record Public Hearing:

The combined public hearing for CAO24-029 and DEV25-005 is scheduled for September 26, 2025 at 9:00 AM. The open record public hearings will be held virtually using Zoom by either calling in or logging onto the meeting as a Zoom attendee.

To attend the public hearings remotely, please use the following Zoom information:

Join by Telephone at 9:00 AM: To listen to the hearings via telephone, please call 253-215-8782 and enter Meeting ID **863 5741 4183** and Passcode **452881** when prompted, OR

Join by Internet at 9:00 AM: To watch the hearings over the internet via your computer microphone/speakers follow these steps:

1. Use this link:

<https://us02web.zoom.us/j/86357414183?pwd=iJPZHWWc9JJisyI5mtSafTZVJ4Mdhg.1>

2. If the Zoom app is not installed on your computer, you will be prompted to download it.

3. If prompted for Meeting ID, enter **863 5741 4183**

4. Enter Passcode **452881**

Comments: Only those persons who submit written comments or testify at the open record hearing will be parties of record; and only parties of record will receive a notice of the decision and have the right to appeal. Written comments may be submitted to the City of Mercer Island either by email to molly.mcguire@mercerisland.gov or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732.

Project Molly McGuire, Senior Planner

Contact: molly.mcguire@mercerisland.gov | (206) 275-7712