
COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

206.275.7605 | www.mercerisland.gov



PUBLIC NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN for the application described below:

File No.: CAO24-029 & SEP24-017

Permit Type: Type IV

Description of Request: A request for a Critical Areas Reasonable Use Exception with SEPA Review for the demolition of an existing single-family residence and construction of a new single-family residence on a site constrained by a wetland, watercourse, and their associated buffers, and potential slide, erosion, and seismic geologically hazardous areas.

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

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

SEPA Compliance:

Following review of a 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 expects to issue a SEPA Determination of Non-Significance (DNS) for this project. The optional DNS process, as specified in Washington Administrative Code (WAC) 197-11-355, is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for this specific project may be obtained upon request.

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

Written Comments: This may be the only opportunity to comment on this proposal. Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.

Public Hearing and Public Meeting: Pursuant to [MICC 19.15.030](#) Tables A and B, a public hearing is required for Type IV permits. A Notice of Public Hearing will be issued at least 30 days prior to the scheduled public hearing.

Applicable Development Regulations: Applications for Critical Areas Reasonable Use Exceptions are required to be processed as Type IV land use reviews pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type IV land use reviews are further detailed in MICC 19.15.030.

Other Associated Permits:

N/A

Environmental Documents:

Copies of all studies and/or environmental documents are available through the above project documents link.

Application Process Information:

Date of Application:	August 26, 2024
Determined to Be Complete:	November 4, 2024
Weekly Permit Bulletin Notice:	November 12, 2024
Date Mailed:	November 12, 2024
Date Posted on Site:	November 12, 2024
Comment Period Ends:	5:00PM on December 11, 2024

Project Contact:

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