COMMUNITY PLANNING & DEVELOPMENT
206.275.7605
www.mercerisland.gov/cpd

PUBLIC NOTICE OF DECISION

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

File No.	CAO25-004
Permit Type:	Type III
Description of Request:	A request for a Critical Area Review 2 for the construction of a new single-family residence on a site containing wetland, watercourse, and geologically hazardous areas.
Applicant/Owner:	Seth Hale (N5 Architecture) / Terry Van Norstrand (Level Capital)
Location:	5236 W Mercer Way, Mercer Island, WA 98040 King County Assessor tax parcel number(s): 192405-9324
SEPA Compliance:	This project is categorically exempt from threshold determination and EIS requirements under the State Environmental Policy Act pursuant to Washington Administrative Code (WAC) 197-11-800(1)(b)(i).
Project Documents:	https://mieplan.mercergov.org/public/CAO25-004 Use the camera on your smartphone to scan the QR code to easily access the project documents.
Environmental Documents:	Copies of all studies and/or environmental documents are available through the above project documents link.
Applicable Development Regulations:	Applications for Critical Area Review 2 are required to be processed as Type III land use reviews pursuant to MICC 19.15.030. Development standards for Critical Area Review 2 are further detailed in MICC 19.07.160.
Other Associated Permits:	2501-218 and DEV25-020
Decision:	Approved 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 19.15.030.

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:	March 5, 2025
	Determination of Complete Application:	November 3, 2025
	Public Comment Period:	November 17, 2025 through 5:00PM on December 17, 2025
	Date Notice of Decision Issued:	March 16, 2026
	Appeal Filing Deadline:	5:00PM on March 30, 2026
Project Contact:	Grace Manahan, Code Compliance Planner	grace.manahan@mercerisland.gov | (206) 275-7764