



PUBLIC NOTICE OF DECISION

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

- File No.** CAO25-022 & ADU25-014
- Permit Type:** Type III (CAO25-022) & Type II (ADU25-014)
- Description of Request:** A request for a Critical Area Review 2 and Accessory Dwelling Unit Permit for a 365 square foot expansion of an existing 229 square foot detached accessory dwelling unit on a site containing geologically hazardous areas within shoreline jurisdiction of Lake Washington, a shoreline of statewide significance.
- Applicant/Owner:** Kim Nguyen
- Location:** 4649 Forest Ave SE, Mercer Island, WA 98040
King County Assessor tax parcel number(s): 404500-0080
- 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](#)(l)(b)(i).
- Project Documents:** <https://mieplan.mercergov.org/public/CAO25-022>
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 Accessory Dwelling Unit Permits are required to be processed as Type II land use reviews and applications for a Critical Area Review 2 are required to be processed as Type III land use reviews pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type II and III land use reviews are further detailed in MICC 19.15.030. The applicant requested consolidated permit processing, so both applications have been processed and decided together using the highest numbered land use decision type applicable to the project.
- Other Associated Permits:** Permit No(s): SHL25-032
- 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.*



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:	October 9, 2025
Determination of Complete Application:	October 30, 2025
Public Comment Period:	November 3, 2025 through 5:00PM on December 3, 2025
Date Notice of Decision Issued:	March 23, 2026
Appeal Filing Deadline:	5:00PM on April 6, 2026

Project Contact:

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