



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

April 3, 2026

Gardner Morelli
Mercer Island Beach Club
8326 Avalon Drive
Mercer Island, WA 98040

**Re: City of Mercer Island Permit Number SHL25-007
Ecology Shoreline Conditional Use Permit Number 2026-NWRO-9478**

Dear Gardner Morelli:

On February 10, 2026, the Department of Ecology (Ecology) received the City of Mercer Island decision on a shoreline conditional use permit to expand and reconfigure an existing marina, swim dock, and wave attenuator. The reconfiguration would reduce the number of docks and reduce overwater cover nearest to the shore while increasing total overwater cover by 4,084 square feet. The number of boat slips in the marina would stay the same; the proposal would add five jet ski lifts. Proposed compensatory mitigation includes the following:

- Reducing overwater cover within 30 feet of OHWM by about 380 square feet,
- Removing 60 feet of rock and wood bulkhead,
- Removing 8 cubic yards of lake debris,
- Placing 25 cubic yards of WDFW-approved gravel in the nearshore, and
- Planting 5 native plants.

The subject property (King County tax parcel 312405-9003) is located at 8326 Avalon Drive, Mercer Island, WA 98040. The project area is within the Urban Residential shoreline environment designation adjacent to Lake Washington.

By law, Ecology must review this shoreline conditional use permit for compliance with:

- The Shoreline Management Act (Chapter 90.58 Revised Code of Washington),
- Ecology's conditional use permit (Chapter 173-27-160 Washington Administrative Code), and
- The City of Mercer Island Shoreline Master Program.

After reviewing shoreline conditional use permits for compliance, Ecology must decide whether to approve, approve with conditions, or disapprove them.

Our Decision:

The ‘miscellaneous logs and branches’ identified in the mitigation plan provide potential habitat, however minimal, for onshore life. Their removal would not be a benefit. To avoid net loss of ecological function, these should remain in place.

The primary adverse impact of the proposal would be increased overwater cover. The proposed compensation measures are out-of-kind and would not fully achieve no net loss of ecological function. An available on-site, in-kind measure is conversion to grated decking on docks E and F; including this as a condition will allow the proposal to achieve no net loss.

Ecology **approves** your shoreline conditional use permit provided your project complies with the conditions required by the City of Mercer Island’s January 23, 2026 shoreline conditional use permit staff report and February 6, 2026 decision document, along with the following conditions:

1. Leave in place the ‘miscellaneous logs and branches’ identified for removal in the mitigation plan.
2. Following installation of the proposed mitigation, submit to Ecology the as-built plan to ensure compliance with the mitigation as proposed. Submit the report to smp@ecy.wa.gov with the subject line “2026-NWRO-9478 Mitigation”.
3. Submit annual monitoring reports to smp@ecy.wa.gov with the subject line “2026-NWRO-9478 Year X Mitigation Monitoring Report.”
4. Within one year of this decision, obtain the permits for and implement conversion of the surfaces of Docks E and F (as labeled on the site plan) to materials allowing a minimum 40 percent light transmittance. Submit photographic evidence of the completed decking conversion to smp@ecy.wa.gov with the subject line “2026-NWRO-9478 Decking Conversion.” If additional time is needed to obtain permits and execute the conversion, the applicant may request an extension from Ecology.
5. The property owner hereby authorizes Department of Ecology staff to access the subject property for the purposes of compliance inspections associated with this permit. Except otherwise conditioned by this approval, such right of access shall begin from the date of the receipt of this letter and extend for a period of five years following project completion. Ecology staff must provide reasonable notice to the applicant or their designee prior to coming onto the site.

Please note, however, that other federal, state, and local permits may be required in addition to this shoreline permit.



Mercer Island Beach Club Marina

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What Happens Next?

Before you begin activities authorized by this permit, the law requires you to wait at least 21 days from the date we mail this letter, the “date of filing.” This waiting period allows anyone (including you) who disagrees with any aspect of this permit, to appeal the decision to the state Shorelines Hearings Board (SHB). You must wait for the conclusion of an appeal before you can begin the activities authorized by this permit.

The SHB will notify you by letter if they receive an appeal. We recommend you contact the SHB before starting development to ensure they have not received an appeal. You may reach them at (360) 664-9160, eluhho@eluhho.wa.gov, or [Shorelines Hearings Board](#).

If **you** want to appeal this decision, you can find appeal instructions (Chapter [461-08](#) WAC) at the SHB website above or on the website of the Washington State Legislature at <http://apps.leg.wa.gov/wac/default.aspx?cite=461-08>.

If you have any questions about this letter, please contact Matthew Evinger at (206) 743-6606 or matthew.evinger@ecy.wa.gov.

Sincerely,



Joe Burcar, Section Manager
Shorelands and Environmental Assistance Program

Sent via email: Gardner Morelli
Brad Thiele, Northwest Environmental Consulting
Grace Manahan, City of Mercer Island
Matthew Evinger, Department of Ecology

