
COMMUNITY PLANNING & DEVELOPMENT

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PUBLIC NOTICE OF HEARING EXAMINER DECISION

NOTICE IS HEREBY GIVEN that a decision has been made by the Hearing Examiner for the applications described below:

File Nos.: SHL25-007 and SHL25-008

Permit Type: Type III & IV

Description of Request: The Applicant is seeking a Shoreline Conditional Use Permit and Shoreline Substantial Development permit for the Mercer Island Beach Club Marina Configuration and Replacement Project. The existing configuration includes seven (7) moorage docks. Five (5) of those moorage docks would be replaced, the day dock would be replaced and integrated into the outer floating moorage and the swim dock and swim area and would also be updated. The total existing facility currently provides moorage for seventy (70 boats) and seven (7) jet skis (in repurposed boat slips). The proposed reconfiguration provides moorage for seventy (70) boats and twelve (12) jet skis. The subject property is located on the shoreline of Lake Washington..

Applicant/ Owner: Brad Thiele (Northwest Environmental Consulting, LLC) / Gardner Morelli (Mercer Island Beach Club)

Location of Property: 8326 Avalon Drive, Mercer Island, WA 98040
King County Assessor tax parcel number: 312405-9003

SEPA Compliance:

A Determination of Nonsignificance (DNS) has been issued concurrently with the approval of this shoreline substantial development permit following the optional DNS process per Washington Administrative Code (WAC) 197-11-355. The SEPA application is identified by City of Mercer Island project number SEP25-007, issued on November 17, 2025.

Applicable Development Regulations: Pursuant to MICC 19.15.030(F) Table A, applications for Shoreline Conditional Use Permit approvals are required to be processed as Type IV land use reviews with a decision by Ecology following a recommendation by the Hearing Examiner. Applications for Shoreline Substantial Development Permits are required to be processed as Type III land use reviews with administrative decisions. Processing requirements for Type IV reviews are further detailed in MICC 19.15.030(F) Table D. MICC 19.15.030(F)(4) allows for reviews heard by multiple decision bodies to be decided upon by the higher decision body. Additional procedures for shoreline reviews can be found in MICC 19.15.180. Review criteria for Shoreline Conditional Use Permits is in WAC

173-27-160 and Shoreline Substantial Development Permits is in MICC 19.13.050.

Other Associated Permits: N/A

Project Documents: https://mieplan.mercergov.org/public/SHL25-007_SHL25-008_SEP25-007

Decision: Recommend approval of SHL25-007 and SHL25-008 to the Washington State Department of Ecology 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 Table B.

The ultimate decision by the Washington State Department of Ecology on the enumerated Shoreline Management Act applications is final subject to the right of appeal to the State Shoreline Hearings Board. Please see RCW 90.58.180 and Chapter 173-27 WAC for guidance regarding appeal procedures.

Application Process Information:	Date of Initial Application:	April 4, 2025
	Determined all Applications to Be Complete:	April 9, 2025
	Public Comment Period:	April 14, 2025 through 5:00 PM on May 15, 2025
	Date Notice of Decision Issued:	February 6, 2026
	Appeal Filing Deadline:	NA

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