
COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercerisland.gov/cpd



SEPA THRESHOLD OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (ODNS)

NOTICE IS HEREBY GIVEN for the application described below:

| | |
|---|---|
| Application No.: | SEP25-007 |
| Permit Type: | Type III |
| Description of Request: | Review under the State Environmental Policy Act (SEPA) for the Mercer Island Beach Club Marina Reconfiguration and Replacement Project. The existing configuration includes seven (7) moorage docks. Five (5) of these 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 would be updated. The total existing facility currently provides moorage for 70 boats and seven (7) jet skis (in repurposed boat slips). The subject property is located on the shoreline of Lake Washington. |
| Applicant: | Brad Thiele (Northwest Environmental Consulting, LLC) / Gardner Morelli (Mercer Island Beach Club) |
| Location of Proposal: | 8326 Avalon Drive, Mercer Island, WA 98040 King County Assessor tax parcel number: 3124059003 |
| Lead Agency: | City of Mercer Island, Department of Community Planning & Development |
| Project Documents: | Copies of all studies and/or environmental documents are available through the following link: https://permitbulletin.mercerisland.gov/public/SHL25-007_SHL25-008_SEP25-007/ |
| Application Process Information: | Date of Application: April 4, 2025 Determined to be Complete: April 9, 2025 Bulletin Notice: April 14, 2025 Date of Mailing: April 14, 2025 Date of Sign Posting: April 14, 2025 Comment Period Ended: 5:00PM on May 15, 2025 |

The lead agency determined that the proposed development will not have a probably significant adverse impact on the environment. An environmental impact statement (EIS) is not required pursuant to RCW 43.21C.031(2). This decision was made after review of a

completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

| | |
|-------------------------------------|--|
| <input type="checkbox"/> | There is no comment period for this DNS. |
| <input checked="" type="checkbox"/> | This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. |
| <input type="checkbox"/> | This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by N/A at 5:00 PM. |

Responsible Official: Grace Manahan, Code Compliance Planner
 grace.manahan@mercerisland.gov | (206) 275-7764

Issued Date: November 17, 2025 Signature: /s/ Grace Manahan, Code Compliance Planner

APPEAL INFORMATION

This decision to issue a Determination of Non-significance (DNS) rather than to require an EIS may be appealed pursuant to Section 19.21 of the Mercer Island Unified Land Development Code, Environmental procedures.

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Any party of record may appeal this determination to the City Clerk at 9611 SE 36 th Street, Mercer Island, WA 98040 no later than 5pm on December 1, 2025 by filing a timely and complete appeal application and paying the appeal fee. You should be prepared to make specific factual objections. Contact the City Clerk to read or ask about the procedures for SEPA appeals. To reverse, modify, or remand this 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. |
| <input type="checkbox"/> | There is no agency appeal. |

| | |
|--------------------------|--|
| <input type="checkbox"/> | Any person aggrieved by the issuance of this decision may seek review from the Shorelines Hearings Board by filing a petition for review within twenty-one days from the date of filing of the decision as defined in RCW 90.58.140(6) . Within seven days of the filing of any petition for review with the Board, the petitioner shall serve copies of the petition on the Washington State Department of Ecology, the Office of the Attorney General, and the City of Mercer Island. More information on this process can be found on the Shoreline Hearing Board's website: http://www.eho.wa.gov/ or by calling (360) 664-9160. |
|--------------------------|--|