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# COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040  
206.275.7605 | [www.mercerisland.gov](http://www.mercerisland.gov)



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## NOTICE OF PUBLIC HEARING SHL25-007 & SHL25-008

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**NOTICE IS HEREBY GIVEN** that the City of Mercer Island Hearing Examiner will conduct an Open Record Public Hearing at 9:00AM on January 23, 2026, for the application described below:

**File No.:** SHL25-007 and SHL25-008

**Permit Type:** Type III and 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: 3124059003

**Vicinity Map:** [https://permitbulletin.mercerisland.gov/public/SHL25-007\\_SHL25-008\\_SEP25-007/Vicinity%20Map/](https://permitbulletin.mercerisland.gov/public/SHL25-007_SHL25-008_SEP25-007/Vicinity%20Map/)

**SEPA Compliance:** A SEPA Optional Determination of Nonsignificance (ODNS) was issued on November 17, 2025, after using the optional DNS process in WAC 197-11-355.

**Project Documents:** [https://mieplan.mercergov.org/public/SHL25-007\\_SHL25-008\\_SEP25-007](https://mieplan.mercergov.org/public/SHL25-007_SHL25-008_SEP25-007)

**Time, Date and Location of Public Hearing:** Pursuant to [MICC 19.15.030](#), applications for a Shoreline Substantial Development Permit are required to be processed as a Type III land use review. Applications for a Shoreline Conditional Use Permit are required to be processed as a Type IV land use review, with the Hearing Examiner as the decision authority. The public hearing is scheduled for January 23, 2026.

Pursuant to [MICC 19.15.030\(F\)](#), Consolidated permit processing, an application for a development proposal that involves the approval of two or more Type II, III, and IV reviews may be processed and decided together, including any administrative appeals, using the highest numbered land use decision type applicable to the project application. The City's Shoreline Master Program is

contained in [Chapter 19.13 MICC](#) and the City's Environmental procedures are contained in [Chapter 19.21 MICC](#).

The open record public hearing will be held virtually using Zoom by either calling in or logging onto the meeting as a Zoom attendee. The City will also accept written testimony until such time that the public hearing is adjourned. Please send written testimony to [deb.estrada@mercerisland.gov](mailto:deb.estrada@mercerisland.gov). Requests for additional information should be referred to the project contact listed below. Only those persons who submit written comments or testify at the open record hearing will be parties of record, and only parties of record will receive a notice of the decision and have the right to appeal.

**Preregistering to Testify:**

Individuals wishing to testify or wishing to provide comment during the Public Hearing may preregister their request with the Administrative Coordinator/Deputy City Clerk at 206-275-7791 or email at [deb.estrada@mercerisland.gov](mailto:deb.estrada@mercerisland.gov) and leave a message before 4PM on the day prior to the Public Hearing. Please reference "Public Hearing Public Comment". Each speaker will be allowed three (3) minutes to speak.

**Public Comment by Video:**

Notify the Administrative Coordinator/Deputy City Clerk in advance that you wish to speak on camera and staff will be prepared to permit temporary video access when you enter the live Public Hearing. Please remember to activate the video option on your phone or computer, ensure your room is well lit, and kindly ensure that your background is appropriate for all audience ages. Screen sharing will not be permitted, but documents may be emailed to [deb.estrada@mercerisland.gov](mailto:deb.estrada@mercerisland.gov).

**Submitting Written Comments:**

The City will also accept written comments until such time that the public hearing is adjourned. Please send written comments to [deb.estrada@mercerisland.gov](mailto:deb.estrada@mercerisland.gov).

**Attending the Public Hearing:**

Please use the following Zoom information:

**Join by Telephone at 9:00 AM:**

1. Call 253-215-8782 and enter Meeting ID **844 7358 3896** and Passcode **557358** when prompted. Press \*6 to mute and unmute.

**Join by Internet at 9:00 AM:**

<https://us02web.zoom.us/j/84473583896?pwd=iGZsX1cYfEAXX0uN0RbtqrLkqIj9su.1>

1. If the Zoom app is not installed on your computer, you will be prompted to download it.
2. If prompted for Meeting ID, enter **844 7358 3896**
3. Enter Passcode **557358**

**Applicable Development Regulations:**

Pursuant to [MICC 19.15.030](#), applications for a Shoreline Substantial Development Permit are required to be processed as a Type III land use review. Applications for a Shoreline Conditional Use Permit are required to be processed as a Type IV land use review, with the Hearing Examiner as the decision authority. The public hearing is scheduled for January 23, 2026.

Pursuant to [MICC 19.15.030\(F\)](#), Consolidated permit processing, an application for a development proposal that involves the approval of two or more Type II, III, and IV reviews may be processed and decided together, including any administrative appeals, using the highest numbered land use decision type

applicable to the project application, however SEPA reviews shall be processed as a Type III land use review. The City's Shoreline Master Program is contained in [Chapter 19.13 MICC](#) and the City's Environmental procedures are contained in [Chapter 19.21 MICC](#).

**Other Associated Permits:**

A future building permit is anticipated.

**Application Process Information:**

Date of Application	April 4, 2025
Determined to be Complete	April 9, 2025
Bulletin Notice	April 14, 2025
Date Mailed	April 14, 2025
Date Posted on Subject Property	April 14, 2025
Comment Period Ended	5:00 PM on May 16, 2025
Notice of Public Hearing Issued	December 15, 2025
Notice of Public Hearing Bulletin	December 15, 2025
Notice of Public Hearing Date Mailed	December 15, 2025
Notice of Public Hearing Date Posted on Subject Property	December 15, 2025
Date of Open Record Public Hearing	9:00AM on January 23, 2026

**Project Contact:**

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