
COMMUNITY PLANNING & DEVELOPMENT

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



PUBLIC NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN for the application described below:

File Numbers: SHL25-007, SHL25-008, and SEP25-007

Permit Type: Type III and IV

Description of Request: A request for Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, and a SEPA Threshold Determination for the Mercer Island Beach Club Marina Reconfiguration 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 would also 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/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

SEPA Compliance:

Following review of the submitted State Environmental Policy Act (SEPA) checklist, an initial evaluation of the proposed project for probably significant adverse environmental impacts has been conducted. The City expects to issue a SEPA Determination of Non-Significance (DNS) for this project. The optional DNS process, as specified in Washington Administrative Code (WAC) 197-11-355, is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for this specific project may be obtained upon request.

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

Written Comments: This may be the only opportunity to comment on this proposal. Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.

Public Hearing and Public Meeting: Pursuant to [MICC 19.15.030](#), a public hearing is required. Notice of the public hearing will be provided at least 30 days prior to the hearing date, pursuant to MICC 19.15.100.

Applicable Development Regulations Pursuant to [MICC 19.15.030](#), applications for a Shoreline Substantial Development Permit, SEPA Threshold Determinations 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.

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: None

Environmental Documents: Copies of all studies and/or environmental documents are available through the above project documents link.

Application Process Information:

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| Date of Application: | April 4, 2025 |
| Determined to Be Complete: | April 9, 2025 |
| Weekly Permit Bulletin Notice: | April 14, 2025 |
| Date Mailed: | April 14, 2025 |
| Date Posted on Site: | April 14, 2025 |
| Comment Period Ends: | 5:00PM on May 15, 2025 |

Project Contact: Ryan Harriman – Planning Manager
ryan.harriman@mercerisland.gov | (206) 275-7717