
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | <http://www.mercerisland.gov/>



SHORELINE EXEMPTION

NOTICE IS HEREBY GIVEN that approval has been granted for the application described below:

File No.: SHL26-002

Permit Type: Type I

Description of Request: A request for a Shoreline Exemption for the repair of an existing moorage facility by replacing 48 percent of existing framing elements in a state comparable to its original condition, including size, shape, configuration, and location.

Applicant / Owner: Jay Irwin (Irwin Land Use Consulting, LLC) / Carl Bianco

Location of Property: 8700 N Mercer Way, Mercer Island WA 98040
King County Assessor tax parcel number: 810610-0120

Zoning Designation: Residential (R-15)

Shoreline Environment Designation: Urban Residential. The proposed development is located within the shoreline environment associated with Lake Washington. Pursuant to WAC 173-20-370, Lake Washington is a shoreline of statewide significance.

SEPA Compliance: The proposed development is exempt from SEPA Review per WAC 197-11-800(3).

Exemption: The proposed development is exempt from the requirement of a Substantial Development Permit pursuant to the provisions of WAC 173-27-040(2)(b) - Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition. "Normal repair" means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resource or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type

of structure or development and the replacement structure or development is comparable to the original structure or development including but not limited to its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment.

Applicable Development Regulations:

Applications for Shoreline Exemption permits are required to be processed as Type I land use reviews pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type I land use reviews are further detailed in MICC 19.15.030.

Other Associated Permits:

N/A

Project Documents:

<https://mieplan.mercergov.org/public/SHL26-002>

Decision:

Approved.

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.

If you desire to file an appeal of a decision that is appealable to the City, you must submit the appropriate form and file it with the City Clerk by the date provided below. Forms are available from the Community Planning & Development department. Upon receipt of a timely complete [appeal application](#) and [appeal fee](#), an appeal hearing will be scheduled. To reverse, modify or remand a 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.

Application Process Information:

Date of Application:	January 26, 2026
Determined to Be Complete:	February 3, 2026
Date Issued:	March 16, 2026
Appeal Filing Deadline:	5:00PM on April 7, 2026

Project Contact:

Molly McGuire, Senior Planner

molly.mcguire@mercerisland.gov | (206) 275-7712

Signature:

Molly McGuire