March 22, 2023

Alison Van Gorp, Deputy Director
Community Planning & Development
City of Mercer Island
9611 SE 36th Street
Mercer island, WA 98040

RE: City of Mercer Island Shoreline Master Program (SMP) Amendment Alternatives

Dear Alison Van Gorp,

Thank you for sharing the City of Mercer Island, Community Planning & Development Staff Report to the Planning Commission, RE: ZTR23-001, dated March 16, 2023, with the Department of Ecology (Ecology).

For several months, Ecology has supported the City of Mercer Island through technical assistance in finding a solution to address a specific permitting issue for the Mercer Island Beach Club. As described in the Staff Report, the requested use is outright prohibited in the existing SMP, and the language needs to be amended.

The original staff-proposed Alternative B (now Alternative B.1) elegantly addresses both the specific request and potential future unidentified uses, as well as ensuring consistency with state law (Chapter 173-27 WAC), by noting that any uses not identified may be authorized through the Conditional Use Permit process. This does not mean that other uses are outright approved, but rather outlines a process by which authorization *may* occur, provided that a proposal meets Chapter 173-27-160 *and* City requirements.

Alternative B.2 also is a viable option and boating facilities should likely be identified as a use in the City's SMP, whether now or in a future periodic review, provided that development standards are developed consistent with Chapter 173-26-241(3)(c) WAC.

If you have any questions about this letter, please let me know.

Sincerely,

Rebekah R. Padgett, Regional Shoreline Planner
Shorelands and Environmental Assistance Program

Sent by electronic mail: alison.vangorp@mercerisland.gov

E-cc: Molly McGuire, City of Mercer Island
         Adam Zack, City of Mercer Island