



**May 22, 2025**

Mercer Island Beach Club  
c/o Gardner Morelli  
8326 Avalon Drive, Mercer Island, WA 98040  
Via: Email

RE: **Shoreline Substantial Development Permit - SHL25-007, Shoreline Conditional Use Permit - SHL25-008, and SEPA Review - SEP25-007** Mercer Island Beach Club Marina Reconfiguration and Replacement Project, Review Letter 1

Dear Gardner Morelli,

The City of Mercer Island Community Planning and Development Department has completed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, and SEPA Review applications for the Mercer Island Beach Club.

Documents reviewed:

- Ecological No Net Loss Assessment Report and Critical Areas Study (Northwest Environmental Consulting, LLC [March 2025]) (NNLR)
- Joint Aquatic Resources Permit Application Form for Mercer Island Beach Club Marina Reconfiguration Project, signed March 28-31, 2025 (JARPA)
- City of Mercer Island SEPA Environmental Checklist for Mercer Island Beach Club Marina Reconfiguration, submitted April 4, 2024 (SEPA Checklist)
- Project Plan Set prepared by Waterfront Construction, dated December 22, 2021 (Plan Set)
- Mercer Island Beach Club Marina – Criteria Compliance Narrative, author and date unknown (Compliance Narrative)

The following issues must be addressed in your resubmission:

Planning:

1. Please review and prepare responses to the public comment received from the WA Department of Ecology dated May 20, 2025 (attached).

2. Please review and prepare responses to the public comment received from the Snoqualmie Indian Tribe dated May 14, 2025 (attached).
3. Please review and prepare a response to the third-party peer review completed by Facet (attached).
4. Please review and prepare responses to the public comments received on May 10, 2025 from Patricia Bostrom (attached).
5. Please review and prepare responses to the public comments received on May 11, 2025 from Mike and Tina Hartley (attached).
6. Please review and prepare responses to the public comments received on May 6, 2025 from Mark and Marian Sinkey (attached).
7. Provide a diagram showing the calculations of both existing and proposed lot coverage and hardscape within the two shoreline areas (0-25' and 25-50' landward from the OHWM).
8. The applicant shall provide a navigation study to ensure the proposed marina does not interfere with the public use and enjoyment of the water or create a hazard to navigation.
9. Are there alternative designs that could avoid or reduce the marina's expansion farther into the lake?
10. Ecology is of the opinion that the additional overwater coverage from proposed development would be a substantial adverse impact. Are there designs that could avoid or further reduce this impact?
11. Ecology is of the opinion that the existing wave attenuator is a legal nonconforming use, and the proposed design would "expand the existing wave attenuator/breakwater and make it double as moorage", which may require a shoreline variance. Please provide an analysis of the design, size and configuration of the overwater structure related to the demand analysis, navigation, wave attenuation properties and other relevant factors.
12. Are there alternative designs that could eliminate floating platforms?
13. The applicant shall provide an analysis of the wake reflection as it relates to the proposed log boom and possible impacts to adjacent properties. Has the project designer considered possible negative impacts to adjacent properties caused by wave reflection?
14. The applicant shall provide a plan to monitor and remove debris that may collect and rest adjacent to the proposed log boom. The plan must ensure the debris is removed and not simply relocated or pushed to a different location.
15. The applicant shall demonstrate the necessity of the concrete retaining wall . Could the shoreline be softened using natural materials?

16. The applicant shall demonstrate the necessity of extending the swim dock over 100-foot waterward from the OHWM.
17. Ecology is of the opinion that the proposed development does not appear to achieve no net loss of ecological functions, with the primary adverse impact being expansion of overwater coverage. The applicant shall provide additional mitigation measures to offset the impacts of the proposed development.
18. The proposed development shall be designed to eliminate excessive squeaking generated from the movement of docks. The applicant shall include design measures in the proposed development that will mitigate noise generated by the movement of docks.
19. The applicant shall provide a parking plan that addresses parking demand during peak use. The applicant shall monitor off-site parking and require members or guests to park vehicles within the established parking areas on the subject property.
20. An archeological review shall be completed for the proposed development, as this is an area the Snoqualmie Tribe considered culturally significant and has a high probability of having unknown archeological deposits. If any archaeological work is performed, the Snoqualmie Tribe request notification. An Inadvertent Discovery Plan (IDP) should not be used in lieu of archeological investigation. Cultural and archaeological resources are non-renewable and are best discovered prior to ground disturbance.

Building:

1. Comments related to construction codes are provided as courtesy for coordination between the owner and any land entitlement agencies. Review of the project for construction codes, including Washington State Building Code and Washington State Existing Building Code, will be performed under a required Building Permit Application. Applicable construction codes can be found in MICC 17.14.010 Section 101. The vesting of construction codes is address in MICC 17.14.101 Section 105.3.4.
2. This project will require a code analysis to be included in the building permit construction documents that documents conformance with applicable non-structural code. If this design relies or interacts with existing construction, there are three available compliance paths available in the Washington State Existing Building Code:
  - o Chapter 5: Prescriptive Compliance
  - o Chapter 6: Classification of Work
  - o Chapter 13: Performance compliance
3. In conventional building construction, Classification of Work is most commonly applied.
4. This project creates or modifies an occupancy which is required to be categorized in WSBC Section 302. Means of egress required by WSBC 107.2.3 needs to be included

in the construction documents for the appropriate occupancy. Where features are required to be accessible, accessible means of egress must be provided per 1009.2

5. Washington State Building Code 106.1 requires that construction documents be prepared by a registered design professional where required in the jurisdiction. RCW 18.08.410 provides exceptions to the requirement for a registered architect, which do not clearly apply to this scope of work:
  - a. <https://app.leg.wa.gov/RCW/default.aspx?cite=18.08.410>
6. Unless otherwise demonstrated, a registered architect appears to be required for this project.
7. Calculations and drawings herein are developed to demonstrate conformance with structural aspects of Washington State Building Code, and calculations incorporate and appropriate and more specific NAVFAC standard.

Nonstructural conformance with construction codes, including the Washington State Building Code or possibly the Washington State Existing Building Code, will also be required. In particular, accessibility of recreational boating facilities is regulated by WSBC 1111.4.9. In general, recreational facilities including swimming and bathing are covered under WSBC 1111.3. Although the accessibility requirements of swimming and wading pools may not apply to this waterfront facility, they may be helpful in demonstrating compliance with the general requirement.

#### Engineering:

1. On Sheet 5 of 23, please clearly indicate the boundaries of the existing public sewer easement for the lake sewer line, and confirm that no new piling structures are proposed within this easement.
2. On Sheet 5 of 23, please show the existing side sewer connection from the main sewer line, and confirm that there will be no conflicts between the existing side sewer serving the existing building and the proposed new marinas.

#### Fire:

1. On Sheet FP-01, please provide a note: "A Class I manual, dry standpipe shall be provided in accordance with NFPA 303, NFPA 14, and COMI Standards."
2. On Sheet FP-01, please provide a note: "One 4A 40BC portable fire extinguisher shall be provided at each standpipe hose connection. Each portable extinguishers shall be located in a listed weatherproof enclosure."

The City's processing of the Shoreline Substantial Development Permit and SEPA Review applications have been put on hold until these issues are resolved. Pursuant to MICC 19.15.110, all requested information must be submitted within 60 days or a request for extension requested. The deadline for a complete response or request for extension is July 21, 2025.

If a complete response is not received or an extension response has not been received prior

to that date, the applications will expire and be canceled for inactivity. No additional notification regarding this deadline or expiration of the application will be provided.

Best regards,

*Ryan Harriman*

Ryan Harriman, EMPA, AICP – Planning Manager  
City of Mercer Island Community Planning and Development  
[ryan.harriman@mercerisland.gov](mailto:ryan.harriman@mercerisland.gov)  
(206) 275-7717

Attachments:

1. WA Department of Ecology dated May 20, 2025;
2. Snoqualmie Indian Tribe dated May 14, 2025;
3. Third-party peer review, Facet;
4. Public comments from Patricia Bostrom;
5. Public comments from Mike and Tina Hartley; and
6. Public comments from Mark and Marian Sinkey

**Responding and Resubmitting:** [Click for More Detailed Instructions](#)

1. Reply to all review comments within the review letter.
2. Update your drawings, and any necessary supplemental documents or forms.
3. Upload updated drawings to the [Mercer Island Permit Submittal Portal](#).

**Having Trouble? Please Review the Following:**

[Accessing, Reviewing, and Responding to MlePlan Comments](#)

[Troubleshooting MlePlan](#)

[MlePlan Overview](#)

**Thank you for your participation in the MlePlan review process.**



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**RE: Beach Club**

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**From** Evinger, Matthew (ECY) <MEVI461@ECY.WA.GOV>

**Date** Tue 5/20/2025 7:17 PM

**To** Ryan Harriman <ryan.harriman@mercerisland.gov>

**Cc** Gardner Morelli <gardner.morelli@gmail.com>

Thank you for the opportunity to provide early input on this application for a shoreline conditional use permit. Please consider the following comments and questions for the record:

MICC 19.13.040.L.4.f restricts marinas from interfering with public use or creating navigational hazards. Are there designs that could avoid or reduce the marina's expansion farther into the lake?

2700 square feet of additional overwater cover would be a substantial adverse impact. Are there designs that could avoid or further reduce this impact? The reduction in cover within 30 feet of OHWM would be a strong benefit. Note that conversion to grated decking is a requirement during any replacement and would not offset expansion in Ecology's eyes.

It looks like the proposal would expand the existing wave attenuator/breakwater and make it double as moorage. Table B of MICC 19.13.040 lists breakwaters as not permitted; we assume this breakwater is a legal nonconforming use, and its expansion may require a shoreline variance.

How much of the marina would be floating platforms rather than fixed piers? Why not use fixed piers, which would reduce shade on the water?

Table D of MICC 19.13.040 caps dock length at 100 feet unless the dock needs to extend farther to reach 11.85 feet of depth. The swim dock extends farther; how deep is the water where the swim dock would reach 100 feet in length?

It does not appear the proposal would achieve no net loss of ecological functions, with the primary adverse impact being expansion of overwater coverage. In-kind compensation is most effective; are there overwater structures that could be removed? Could more structures at the water's edge be removed, or could a substantial portion of the shoreline be enhanced with native trees and shrubs?

Ecology would be happy to provide additional technical assistance on this project. Please contact me at 206-743-6606 or [matthew.evinger@ecy.wa.gov](mailto:matthew.evinger@ecy.wa.gov) if you have any questions regarding the above comments or would like to arrange a meeting to discuss them.

Matthew Evinger  
Regional Shoreline Planner  
Shorelands and Environmental Assistance Program  
Washington Department of Ecology

**From:** Evinger, Matthew (ECY)  
**Sent:** Monday, May 19, 2025 3:37 PM  
**To:** 'Ryan Harriman' <[ryan.harriman@mercerisland.gov](mailto:ryan.harriman@mercerisland.gov)>  
**Cc:** Gardner Morelli <[gardner.morelli@gmail.com](mailto:gardner.morelli@gmail.com)>  
**Subject:** RE: Beach Club

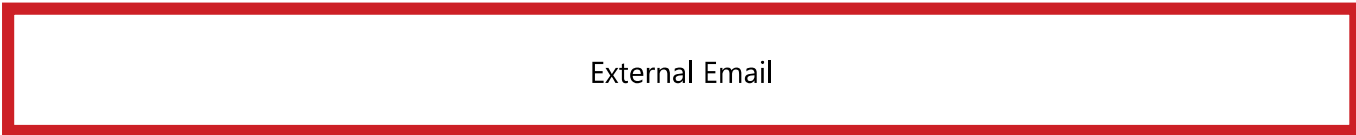
Hi, Ryan, thanks for checking, and thanks for your patience. I am hoping to get you a letter by the end of the day tomorrow. I will also try calling again tomorrow morning.

**Matthew Evinger** (he/him)  
 Regional Shoreline Planner | Northwest Regional Office  
 Shorelands & Environmental Assistance Program  
 206.743.6606 Cell  
[matthew.evinger@ecy.wa.gov](mailto:matthew.evinger@ecy.wa.gov)



*This communication is a public record and may be subject to disclosure as per the Washington State Public Records Act (RCW 42.56)*

**From:** Ryan Harriman <[ryan.harriman@mercerisland.gov](mailto:ryan.harriman@mercerisland.gov)>  
**Sent:** Monday, May 19, 2025 3:11 PM  
**To:** Evinger, Matthew (ECY) <[MEVI461@ECY.WA.GOV](mailto:MEVI461@ECY.WA.GOV)>  
**Cc:** Gardner Morelli <[gardner.morelli@gmail.com](mailto:gardner.morelli@gmail.com)>  
**Subject:** Beach Club



Hi Mathew,

When can we expect to receive the Ecology's comment letter for the Beach Club's SEPA, SSDP and SCUP?

We're waiting for your letter so we can move forward with the review process and issuance of the threshold determination.

Best regards,

**Ryan Harriman, EMPA, AICP**

Planning Manager

City of Mercer Island – Community Planning & Development

206-275-7717 | [www.mercerisland.gov](http://www.mercerisland.gov)

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*The City of Mercer Island utilizes a hybrid working environment. Please see the City's [Facility and Program Information](#) page for City service hours of operation.*





Outlook

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**RE: SHL25-007, SHL25-008, and SEP25-007 Notice of Application**

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**From** Aaron Webster <aaron@snoqualmientribe.us>

**Date** Wed 5/14/2025 9:35 AM

**To** Ryan Harriman <ryan.harriman@mercerisland.gov>

**Cc** DAHP <dahp@snoqualmientribe.us>

Hello Ryan

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE, we would recommend an archeological review performed for this project. This is in an area the Snoqualmie Tribe considers culturally significant and has a high probability to have unknown archaeological deposits. If any archaeological work is performed, we request notification. An IDP should not be used in lieu of archeological investigation. Cultural and archaeological resources are non-renewable and are best discovered prior to ground disturbance.

Thanks,

**Aaron Webster**

Staff Archaeologist

Snoqualmie Indian Tribe

**Cell:** 425-466-0263**Email:** [aaron@snoqualmientribe.us](mailto:aaron@snoqualmientribe.us)

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**From:** Ryan Harriman <ryan.harriman@mercerisland.gov>

**Sent:** Monday, April 14, 2025 9:24 AM

**To:** Deb Estrada <Deborah.Estrada@mercerisland.gov>

**Cc:** Gardner Morelli (gardner.morelli@gmail.com) <gardner.morelli@gmail.com>; Brad Thiele <brad@northwest-environmental.com>

**Subject:** SHL25-007, SHL25-008, and SEP25-007 Notice of Application

Good morning,

Attached is the Notice of Application and SEPA Checklist for the Mercer Island Beach Club Marina Reconfiguration and Replacement Project, SHL25-007, SHL25-008, and SEP25-007.

The file documents are located here: [https://mieplan.mercergov.org/public/SHL25-007\\_SHL25-008\\_SEP25-007](https://mieplan.mercergov.org/public/SHL25-007_SHL25-008_SEP25-007).

Comments are due by 5PM, on May 15, 2025.

Please note that agencies and interested parties are BCC'd on this email.

Please let me know if you have any questions.

Best regards,

**Ryan Harriman, EMPA, AICP**

Planning Manager

City of Mercer Island – Community Planning & Development

206-275-7717 | [www.mercerisland.gov](http://www.mercerisland.gov)

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Formerly DCG/Watershed

May 14, 2025

Ryan Harriman  
Planning Manager  
City of Mercer Island, Community Planning and Development  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040

## **Mercer Island Beach Club Marina (SHL24-007/SEP24-002), Environmental Peer Review**

Facet Reference No: 2410.0634.01

Dear Ryan,

This letter presents our peer review of the proposed marina reconfiguration at the Mercer Island Beach Club located at 8326 Avalon Drive in Mercer Island, Washington (parcel #3124059003). I conducted a site inspection on April 24, 2025, to verify the reported conditions. The following documents were reviewed:

- *Ecological No Net Loss Assessment Report and Critical Areas Study* (Northwest Environmental Consulting, LLC [March 2025]) (NNLR)
- Joint Aquatic Resources Permit Application Form for Mercer Island Beach Club Marina Reconfiguration Project, signed March 28-31, 2025 (JARPA)
- City of Mercer Island SEPA Environmental Checklist for Mercer Island Beach Club Marina Reconfiguration, submitted April 4, 2024 (SEPA Checklist)
- Project Plan Set prepared by Waterfront Construction, dated December 22, 2021 (Plan Set)
- *Mercer Island Beach Club Marina – Criteria Compliance Narrative*, author and date unknown (Compliance Narrative)

## **Project Summary**

The project applicant has applied for a shoreline substantial development permit, a shoreline conditional use permit, and SEPA review for the reconfiguration of the marina at the Mercer Island Beach Club. The project involves removing five of the existing docks and reconfiguring the marina to a single point access marina with a hybrid design consisting of fixed moorage slips along the shore and floating moorage slips on the lake side. The existing solid wooden docks and piles will be replaced with steel piles and steel grated decking. The project will also remove an existing log boom; remove 60

linear feet of rock and timber bulkhead; remove eight cubic yards of debris; and install 25 cubic yards of beach nourishment, two trees, and three shrubs. The bulkhead will be replaced with a pocket beach at the western end of the property.

The Compliance Narrative documents compliance with WAC 173-27-160, Review Criteria for Conditional Use Permits and applicable provision of the Mercer Island Shoreline Master Program (MICC 19.13). The NNLr concludes that temporary disturbances and elevated lake turbidity are possible during construction activities, but the long-term impacts of the project will improve ecological functions and prevent further habitat degradation, resulting in no net loss of ecological functions.

## Peer Review Findings

Facet agrees with the conclusions of the NNLr and the Compliance Narrative. The project proposal is well thought out and, upon successful implementation, should provide a net improvement of ecological function. While the overall square footage of the docks will increase, the use of grated decking with 42%-62% light transmission, will reduce net overwater shading and the associated cover preferred by juvenile salmonid predators. Replacement of old creosote piles with steel piles will improve water quality. The removal of the rock and timber bulkhead and creation of a pocket beach will improve shoreline processes, sediment transport, and nearshore habitat conditions for juvenile salmonids. The project application has demonstrated compliance with the Mercer Island SMP, with noted exceptions to MICC 19.13.050(L)5.c-d, which pertain to pile size and spacing. The pile spacing and size provisions may receive special authorization from the code official based on a demonstration of need. This is a structural engineering assessment beyond the scope of Facet’s review.

The following inconsistencies in areas and quantities are noted between the JARPA, NNLr, and Plan Set:

**Table 1.** Areas and Quantities of Project Activities by Submittal Document

Activity	JARPA Table 8e	NNLR	Plan Set
Piles to be installed (quantity)	106	93	93
Piles to be installed (SF)	54.7 SF	59.5 SF	59.6 SF
Piles to be removed (SF)	29.5 SF	111.5 SF	N/A
Decking to be installed (SF)	10,294 SF	10,202 SF	10,202 SF
Decking to be removed (SF)	7,533 SF	7,529 SF	7,533 SF

## Recommendations

While not critical to the determination that the project will result in no net loss of ecological functions and comply with the Mercer Island SMP (with the noted exceptions above), the inconsistencies in Table 1 should be rectified such that the areas and quantities of all project activities are consistent across all permitting documents.

Please contact me if you have any questions or requests for additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Kahlo", enclosed in a thin blue rectangular border.

Ryan Kahlo, PWS  
Senior Ecologist



Outlook

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## Objection to Expansion plans of Mercer Island Beach Club

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**From** Bostrom, Patricia <pb@bostromlaw.org>

**Date** Sat 5/10/2025 1:32 PM

**To** Ryan Harriman <ryan.harriman@mercerisland.gov>

Dear Mr. Harriman,

My home is at 8408 Benotho Place, Mercer Island, Washington 98040 and I am a neighbor of the Mercer Island Beach Club. I am sending you this e mail to object to the expansion plans prepared for the Mercer Island Beach Club under file numbers SHL25-007, SHL25-008 and SEP25-007.

If this expansion is allowed it will severely negatively impact my property and my neighbors' property. I agree with and endorse the e mail which was sent to you by Mike and Tina Hartley who live at 8410 Benotho Place, Mercer Island, Washington 98040 and incorporate that e mail herein.

I would like to stress that the doubling, lengthening, and relocation of the M.I. Beach Club log boom will result in substantial wave reflection increasing the size of waves that will be transmitted to my rockery wall along the shoreline and my neighbor's rockery wall. I am presently experiencing erosion on my rockery wall and the doubling, lengthening and relocation of the log boom will substantially exacerbate it.

I have lived in my home for over 29 years and during that time I have witnessed logs and other debris stopped by the present log boom and floating over to become lodged in the pilings under my dock. These logs which become lodged under the dock damage my dock pilings. If the M.I. Beach Club's log boom is allowed to be relocated, doubled and lengthened even more logs and debris will become lodged under my dock and further damage to my pilings will be done. During these 29 years I have never witnessed the M.I. Beach Club removing logs or floating debris from the lake but I have witnessed them pushing the logs and debris toward my property instead.

Has any consideration been taken to revise the M.I. Beach Club plans to expand on the other side of the Beach Club and leaving the existing log boom as is?

A few years ago many neighbors and I tried to have Mercer Island make Benotho Place a public road. This request was denied and Benotho Place remains a private road. The asphalt surface and structure of Benotho Place is not built for heavy construction trucks and it should not be used for the construction at the Beach Club. Any work should be done from the water or from the main entrance to the club.

The proposed expansion plans of the Mercer Island Beach Club would also negatively impair my view from my home taking out a substantial view of the lake on the northeast side.

It is not easy living so close to the Beach Club for there is often excessive noise, yelling from the swimming pool during work outs, light illumination even at night, and blocked driveways from illegal parking on Benotho Place. It would be extremely unfortunate if in addition to these problems we as neighbors would also experience destruction of our views and erosion of our rockery walls.

If you have any questions please e mail me or call me at 206-383-8076.

Thank you for your consideration of this matter.

Very truly yours,

Patricia Bostrom  
8408 Benotho Place  
Mercer Island, Washington 98040  
206-383-8076



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**Fwd: Mercer Island Beach Plan Expansion Objection**

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**From** Mike Hartley <mikechartley@comcast.net>  
**Date** Mon 5/12/2025 11:20 AM  
**To** Land Use Planning <landuse.planning@mercerisland.gov>  
**Cc** Madelyn Nelson <madelyn.nelson@mercerisland.gov>

I am forwarding this email at the suggestion of City staff.

Mike and Tina Hartley  
8410 Benotho Place  
Mercer Island, WA 98040  
2063006597

Sent from my iPhone

Begin forwarded message:

**From:** Mike Hartley <mikechartley@comcast.net>  
**Date:** May 11, 2025 at 7:43:12 PM MST  
**To:** ryan.harriman@mercerisland.gov  
**Subject: Mercer Island Beach Plan Expansion Objection**

I am writing this email to object to the expansion plans prepared for the Mercer Island Beach Club under file numbers SHL25-007, SHL25-008 and SEP25-007.

This expansion will impact both our property and our neighbors properties in an adverse manner. Our property is located at 8410 Benotho Place, Mercer Island, WA 98040 immediately south of the M.I. Beach Club.

The City of Mercer Island, Shoreline Master Program, Chapter 19.13 indicates the Shoreline Master Program, adopted by the City of Mercer Island is intended "...to achieve the shoreline master program (SMP) mandates of the state of Washington and to adopt property development standards within the shorelands that protect the health, safety, welfare, values and property interests of the City of Mercer Island and it's residents."

The City of Mercer Island has agreed to modify its regulations to allow the expansion of this project to the Inner Harbor Line. With this expansion the log boom system is being modified, relocated and lengthened significantly. All of these actions impact our property in a negative manner.

There are two primary issues that impact our property and nearby neighbors to the south of this development:

1. The reflective waves from the log boom;
2. The log debris and miscellaneous flotsam that will collect from the log boom due to the relocation, lengthening and type of log boom being installed.

### **Reflective Waves**

As I understand the current plan under review the existing single-log boom will be doubled up to assist the M.I. Beach Club will minimizing waves from wind-generated waves and boat wakes.

The lengthening of this boom and doubling the log will result in more wave reflection on to both our property and our neighbors during storm events that predominately occur from the southeast during winter months. This effectively increases the size of waves that will be transmitted to our rockery wall along the shoreline. This will result in more wave energy transmitted to our shoreline from two directions instead of one resulting in increased wave and wake heights. We have experienced some shoreline erosion behind our rockery wall however, I am concerned that the relocation of the log boom closer to our property, the additional reflective transmission of waves from a doubled-up log boom, and the substantial increase in boom length will result in potential for significant scour beneath our rockery wall and erosion behind it.

To my knowledge no studies have been conducted of this potential impact.

### **Log Debris and Flotsam**

We have been a resident at this address for 28 years. In that time we have witnessed much debris from the Cedar river to the southeast that typically transmits log debris, flotsam, floating televisions, kayaks, chairs and other items. The predominant wind directs these to the southeast side of Mercer Island where they collect on our property and along the shorter existing log boom the Mercer Island Beach Club currently has installed. We have witnessed staff pushing logs and debris off of the log boom on to our property and have witnessed staff dumping a floating tv on to our upland property as well.

That being said the debris is not allowed to continue down the shoreline as it collects on the existing log boom. Some debris has floated over the top of the single-log boom while a majority of the debris is held next to the boom and when the wind shifts is then relocated to our shoreland property. During northerly wind events this debris sometimes comes back to our dock and boat lift with potential for damage to both. The lengthening of this boom to the Inner Harbor Line will result in

significantly more log debris and flotsam being held and transported to our property. The relocation of this boom to within 10 feet of our property line will only make matters worse.

It is our opinion the City should require the Mercer Island Beach Club manage the debris and flotsam that is collected by their log boom through periodic monthly maintenance to remove the logs, flotsam and debris. The log boom should also not be allowed to move even closer to our property as it will only exacerbate the problem we currently face from the existing log boom.

I also have two other concerns I would like to address:

1. The fence line for our northern property boundary is not shown on the design plans. This is a fence that we installed in 1997 and I do not want it damaged during the upland construction activities.

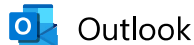
2. The M.I. Beach Club should not be allowed to bring construction materials and earthfill along Benotho Place. As pointed out by Public Works Staff this paved road does not meet city standards to allow the City to adopt it as a public street. It remains a private street. Recent house construction activities over the last several years damaged portions of the asphalt pavement on Benotho Place requiring it to be repaved. Some of these new sections of pavement are already showing signs of alligator cracks since no underlying structural base was added during the reconstruction. The structural section of this paved road is not capable of handling heavy construction traffic. We recommend the City require all access for construction either be water-borne or through the main entrance to the beach club.

Thank you for your consideration.

Mike and Tina Hartley  
8410 Benotho Place  
Mercer Island, WA 98040

Cell: 206-300-6597

Sent from my iPhone



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**FW: File numbers SHL25-007, SHL25-008, SEP25-007 Beach club.**

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**From** Land Use Planning <landuse.planning@mercerisland.gov>

**Date** Tue 5/6/2025 1:38 PM

**To** Ryan Harriman <ryan.harriman@mercerisland.gov>

Hi Ryan,

Your project has received some written comments.

**Tony Newton**

Assistant Planner

City of Mercer Island

206-275-7715 | [www.mercerisland.gov](http://www.mercerisland.gov)

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*The City of Mercer Island utilizes a hybrid working environment. Please see the City's [Facility and Program Information](#) page for City service hours of operation.*

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**From:** Marian and Mark Sinkey <msinkey@yahoo.com>

**Sent:** Tuesday, May 6, 2025 10:14 AM

**To:** Land Use Planning <landuse.planning@mercerisland.gov>

**Subject:** File numbers SHL25-007, SHL25-008, SEP25-007 Beach club.

Hello,

I am submitting written comments regarding the Mercer Island Beach Club Marina Reconfiguration and Replacement project. The Property is located at 8326 Avalon Drive.

We have been unable to access the project documents via the information provided but still want to submit some general comments and concerns as neighbors of the Beach Club.

First of all, the existing aging dock has a loud squeaking sound with movement of the dock decking whenever the water is rough, or there is a lot of boat traffic. This squeak can be heard for several blocks along the waterfront and persists all day long with boat traffic and rough water during the summer. We have asked the Beach Club to try and fix this, but have had an inadequate response. It makes it unpleasant for us to enjoy our dock and outdoor spaces. We would hope the new docks will have a new design which will eliminate this obnoxious irritating sound.

The second issue is the heavy traffic and unsafe parking on Avalon by summer members and guests. There is often parking in front of mailboxes and blocking fire hydrants. The cars often park on both sides of the street narrowing the street so emergency vehicles may have trouble getting through. The Beach Club puts a few

small (very hard to read) unofficial no parking signs that often fall down or are ignored. Our concern is that if the dock is enlarged or improved that this will attract even more guests and more car traffic. We would like to see greater effort from the Beach Club to mitigate and control the parking in a more orderly and safe fashion. We would suggest designating a Parking Attendant on known busy days who would monitor where cars are parked to ensure that mailboxes and fire hydrants are not blocked. Periodic Police patrols on Avalon Drive would also be useful during those busy summer days/weekends.

Respectfully,

Mark and Marian Sinkey  
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