



RE: Beach Club

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

External Email

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

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