



Fwd: Mercer Island Beach Plan Expansion Objection

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.

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Sent from my iPhone