## Attachment C:

### Ecology Recommended Changes

The following changes are recommended to clarify elements of the Town’s updated SMP

<table>
<thead>
<tr>
<th>ITEM</th>
<th>SMP Submittal Provision (Cite)</th>
<th>TOPIC</th>
<th>BILL FORMAT CHANGES (underline = additions; strikethrough = deletions)</th>
<th>RATIONALE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>SMP Contents</td>
<td>Referencing</td>
<td>.... APPENDIX A: DEFINITIONS APPENDIX B: ADMINISTRATION APPENDIX C: SHORELINE ENVIRONMENT DESIGNATIONS MAP APPENDIX D: CRITICAL AREAS REGULATIONS FOR SHORELINE JURISDICTION APPENDIX E: NATIVE PLANT LIST SUITABLE PLANTS FOR LAKE WASHINGTON SHORELINE APPENDIX F: SHORELINE RESTORATION PLAN APPENDIX G: SHORELINE RESIDENTIAL ENVIRONMENT SETBACK MAP</td>
<td>The title of the actual appendix and the reference in the SMP should match.</td>
</tr>
<tr>
<td>2</td>
<td>6.6 F Moorage Piles</td>
<td>Referencing</td>
<td>4. A maximum of two (2) moorage piles per shall be permitted, including existing piles, and a maximum of four (4) moorage piles shall be permitted for joint-use piers or docks, including existing piles.</td>
<td>There is a remnant word from the drafting process. For clarity, it should be removed.</td>
</tr>
<tr>
<td>3</td>
<td>6.6.B</td>
<td>Alternative Pier and Dock Standards</td>
<td>2. Alternative Design: The Town shall approve new moorage facilities, and modifications to a moorage facility replacement proposal, that deviate from the materials standards required under B.1 above subject to approval by the U.S. Army Corps of Engineers and the Washington State Department of Fish and Wildlife.</td>
<td>Alternative design standards can be a useful tool to allow for new materials which were not available or considered at the time of SMP development. Consider adding the recommended alternative design standards.</td>
</tr>
<tr>
<td>4</td>
<td>6.8 Residential Development</td>
<td>Structures within the setbacks</td>
<td>C. The following structures are allowed to protrude into a shoreline setback provided the structure is constructed and maintained in a manner that avoids, and if that is not possible, minimizes and mitigates adverse impacts to shoreline ecological functions. Mitigation shall ensure no net loss of shoreline ecological functions and shall be in the form of native vegetation, planted</td>
<td>There has been interest in allowing some types of structures within the shoreline setback. The language in the proposed SMP was inconsistent with</td>
</tr>
</tbody>
</table>
in a 1:1 ratio of total surface area of all decks, patios and similar developments.

1. Pedestrian walkways, provided the total impervious surface is the minimum reasonably necessary to provide access to the shoreline;

2. Those parts of water-dependent development that require improvements to be adjacent to the water’s edge, such as piers and similar structures, but not including cabanas, changing rooms, covered patios, or similar types of sheltered structures;

3. Facilities for public access to the water and similar water-enjoyment recreational uses;

4. Utilities which are located underground;

5. Bio-retention swales, rain gardens, and other similar bio-retention systems that allow filtration of water through vegetation;

6. Infiltration systems for surface water, such as vaults and similar structural improvements, where installation occurs as far from the ordinary high water line as feasible;

7. Uncovered decks and patios provided:
   a. No part of the structure exceeds 30 inches in height above the existing grade;
   b. No part of the structure is closer than 30 feet from the ordinary high water line;
   c. Total surface area does not exceed 500 square feet inside of the setback area for all decks, patios and similar improvements;
   d. Materials allow water to easily pass through to the ground (example: wood decking with gaps between the boards and pervious ground surface below); and

8. Small outdoor fire pits, picnic tables, benches and similar recreational features;

9. Fences which are erected consistent with zoning requirements provided:
   i. It does not interfere with shoreline vegetation required for mitigation;
   ii. It does not act as a shoreline stabilization measure;

10. Legally established shoreline stabilization measures.

**DE.** Subdivisions and plats. Subdivisions and plats shall:

1. Comply with all applicable subdivision, critical area, and zoning regulations in this Master Program or Town code as applicable.

2. Include facilities for water supply, wastewater, stormwater, solid waste, access, utilities and other support facilities in conformance with Town standards and which do not result in harmful effects on the shoreline or waters.

3. Be designed using geotechnical analysis of the site and shoreline characteristics to prevent the need for new shoreline stabilization or flood hazard reduction measures that would cause the guidelines. Consider adding the recommended language to the SMP to allow/regulate structures within the shoreline setback. Subsection numbering changes are also recommended to ensure internal consistency.
significant impacts to other properties or public improvements or a net loss of shoreline ecological functions. 
4. Be designed, configured and developed in a manner that assures that no net loss of ecological functions results from division of land at full build-out of all lots and throughout all phases of development.

**Appendix B, Administration**

| 5 | Administration, B 12 | Referencing | Consistent with RCW 90.58 XXX pending 620, residential structures and appurtenant structures that were legally established and are used for a conforming use, but that do not meet standards for the following shall be considered a conforming structure: setbacks, buffers, or yards; area; bulk; height; or density. |

For clarity, consider adding the missing reference as indicated.

| 6 | Appendix A | Definitions | Covered Moorage Building Zone – The covered portion of a moorage facility shall be limited to the zone bounded by a line 30 feet waterward from the OWHM and/or the line where 10 feet of water depth is reached, whichever is further waterward from OWHM, a line 100 feet beyond the shoreline, a setback from each side lot line equal to 10 feet or 10 percent of the lot width, measured at the shoreline, whichever is the greater, and portions of the sides of a triangle of which:
   a) The altitude lies along the lot centerline;
   b) The base, drawn at right angles to the altitude, crosses the lot centerline, where it intersects with a straight line that connects the points where the side lot lines join the shoreline. The ends of the base line lie on the side lot lines or extensions thereof; and
   c) The sides are drawn to form an equilateral (equal-sided) triangle, except that, if the vertex of the triangle so drawn is less than 100 feet from the base line of such triangle, an isosceles triangle (two equal sides) shall be drawn with an altitude of 100 feet. |

The SMP currently makes reference to the covered moorage building zone yet does not contain a map or definition. Consider adding a definition to assist in the implementation of the SMP.
<table>
<thead>
<tr>
<th>7</th>
<th>Appendix A</th>
<th>Definitions</th>
<th>Hazardous tree - Any tree receiving an 11 or 12 rating under the Pacific Northwest Chapter of the International Society of Arboriculture Tree Risk Assessor rating method set forth in “Tree Risk Assessment in Urban Areas and the Urban/Rural Interface,” which is hereby adopted by reference as Exhibit A, or any tree receiving a 9 or 10 rating under this method at the discretion of the town. The referenced exhibit has not been attached to the adopting ordinance. For clarity and consistency with WAC 173-26-251 the changes should be made.</th>
</tr>
</thead>
</table>
| 8 | SMP Appendix H & Contents | Defining the location of covered moorage | ....
APPENDIX A: DEFINITIONS
APPENDIX B: ADMINISTRATION
APPENDIX C: SHORELINE ENVIRONMENT DESIGNATIONS MAP
APPENDIX D: CRITICAL AREAS REGULATIONS FOR SHORELINE JURISDICTION
APPENDIX E: NATIVE PLANT LIST
APPENDIX F: RESTORATION PLAN
APPENDIX G: SHORELINE SETBACK MAP
APPENDIX H: COVERED MOORAGE BUILDING ZONE | The SMP currently makes reference to the covered moorage building zone yet does not contain a map or definition. Consider adding an ‘Appendix H’ to the SMP and adding a reference in the ‘Contents’ section of the SMP. ‘Appendix H’ is included as Attachment A to these recommended changes. |
Appendix H

Covered Moorage Building Zone

Plan View

Note:
1. For lots 115 ft. or less in width at the shoreline, altitude 'A' equals 100'.
2. For lots 115 ft. or more in width at the shoreline, angle 'B' equals 50'.
3. Covered moorage shall be placed as far seaward as possible in water with a depth of ten feet or greater, and no less than 50 feet seaward of the OHWM.