**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>
</table>
| 1    | SMP Contents                   | Referencing | ....
|      |                                |       | APPENDIX A: DEFINITIONS                        | The title of the actual appendix and the reference in the SMP should match. |
|      |                                |       | APPENDIX B: ADMINISTRATION                      |                                                     |
|      |                                |       | APPENDIX C: SHORELINE ENVIRONMENT DESIGNATIONS MAP |                                                     |
|      |                                |       | APPENDIX D: YARROW POINT CRITICAL AREAS REGULATIONS FOR SHORELINE JURISDICTION |                                                     |
|      |                                |       | APPENDIX E: SUITABLE NATIVE PLANTS FOR LAKE WASHINGTON SHORELINE LIST |                                                     |
|      |                                |       | APPENDIX F: SHORELINE RESTORATION PLAN          |                                                     |
| 2    | 1.2 Shoreline Master Program Development and Public Participation | Referencing | ....
<p>|      |                                |       | The Town Planning Commission continued its work on the SMP throughout 2011 and 2012. An active “Yarrow Point Waterfront Association” was formed to represent shoreline owners’ interests in development of the Program. The resulting SMP contains valuable input from all parties who chose to participate in the process. The current document was approved by the Yarrow Point Town Council on October 9, 2012 and March 12, 2013, following a properly noticed Public Hearing. | As written, this section only references one public hearing. Consider adding the second public hearing date of March 12, 2013, which was properly noticed pursuant to WAC 173-26-100. |
| 3    | 5.1 General Regulations        | Referencing | C. All shoreline development shall be designed in accordance with current codes and regulations and shall obtain all necessary permits from all applicable federal, state and local management codes and regulations, including those administered or required by the U.S. Army Corps of Engineers, the U.S. Department of Agriculture, the State Department of Fish and Wildlife, the State Department of Ecology, the State Department of Agriculture, the State Environmental Policy Act, the Town’s code pertaining to critical areas within shoreline jurisdiction (Appendix D), the Town’s zoning regulations, and other applicable local land use codes and regulations. | For clarity, consider removing the extra comma as noted. |
| 4    | 6.9 Development                | H. Shallow lot exception. | Given the number of small lots located | |</p>
<table>
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<tr>
<th>Residential Development Standards</th>
<th>Residential Development Structures within the setbacks</th>
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</thead>
</table>

1. Where a lot meets the following characteristics, the setback requirements set forth in Table 6.2 and this section shall not apply and the minimum structural setback from the OHWM shall be 50 feet.
   a. The upland area of the lot is less than 25,000 square feet; and
   b. Lot depth is 210 feet or less excluding the panhandle of pan shaped lots; and
   c. Average width is less than 120 feet; and
   d. The lot is considered legally established at the time of adoption of this SMP.

2. For the purposes of this provision, the depth of the lot shall be determined by:
   a. Measuring the distance of a horizontal line drawn midway between the side property lines between the ordinary high water line and the front lot line; and
   b. If the lot is irregular in shape, or has fewer than two side lot lines, the midway will be determined in the most reasonable manner based on the lot lines that intersect the ordinary high water line.

3. Restoration of native vegetation shall be provided (and preservation of existing trees and native vegetation) in at least 50 percent of the reduced setback area. Native vegetation restoration shall be located immediately adjacent to the OHWM and may contain breaks for shoreline access.

There has been interest in allowing some types of structures within the shoreline setback. The language in the proposed SMP was inconsistent with the guidelines. Consider adding the recommended language to the SMP to allow/regulate structures within the shoreline setback.

5. Residential Development

C. Accessory structures and other appurtenances shall be located upland of the shoreline setback. If the following structures can’t be located upland of the shoreline setback, then they may 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 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.

6  Appendix B  Administration
   B.13    Referencing
   8. Consistent with RCW 90.58.620XXXX pending, 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.

7  Appendix E Critical
   Areas  1.L Mitigation Plan
   Requirements    Section titles
   ....
   7. Detailed construction plans. The mitigation plan shall include written specifications and
      descriptions of the mitigation proposed, such as:
      8. a. The proposed construction sequence, timing, and duration.
      9. b. Grading and excavation details.
      10. c. Erosion and sediment control features.
      11. d. A planting plan specifying plant species, quantities, locations, size, spacing, and density.
      12. e. Measures to protect and maintain plants until established.
      13. f. Detailed site diagrams, scaled cross sectional drawings, topographic maps showing slope
          percentage and final grade elevations, and any other drawings appropriate to show construction
          techniques or anticipated final outcome.
      14. Monitoring program. The mitigation plan shall include a program for monitoring construction
          of the compensation project, and for assessing a completed project. A protocol shall be included
          outlining the schedule for site monitoring, and how the monitoring data will be evaluated to
          determine if the performance standards are being met. A monitoring report shall be submitted as
          needed, but not necessarily annually, to document milestones, successes, problems, and
          contingency actions of the compensation project. The compensation project shall be monitored
For clarity, the referenced RCW section should be added.

The referencing in this section directs the reader to a subset of options that should be included in a mitigation plan. As written it is unclear which items should be included in the plan. Consider making the changes indicated.
for a period necessary to establish that performance standards have been met, but not for a period less than five (5) years.

15. Contingency plan. The mitigation plan shall include identification of potential courses of action, and any corrective measures to be taken if monitoring or evaluation indicates project performance standards are not being met.

|   | Appendix E Critical Areas 1.P Notice on title | Spelling | ....
|---|---------------------------------------------|---------|---
| 2. | This notice on title shall not be required for a development proposal by a public agency or public or private utility, within a right-of-way, or on the site of a permanent public facility. | | For clarity, consider modifying the spelling as shown. |