

# SAMMAMISH *SHORELINE MASTER PROGRAM*



Shoreline  
Planners  
Forum  
January 26, 2012

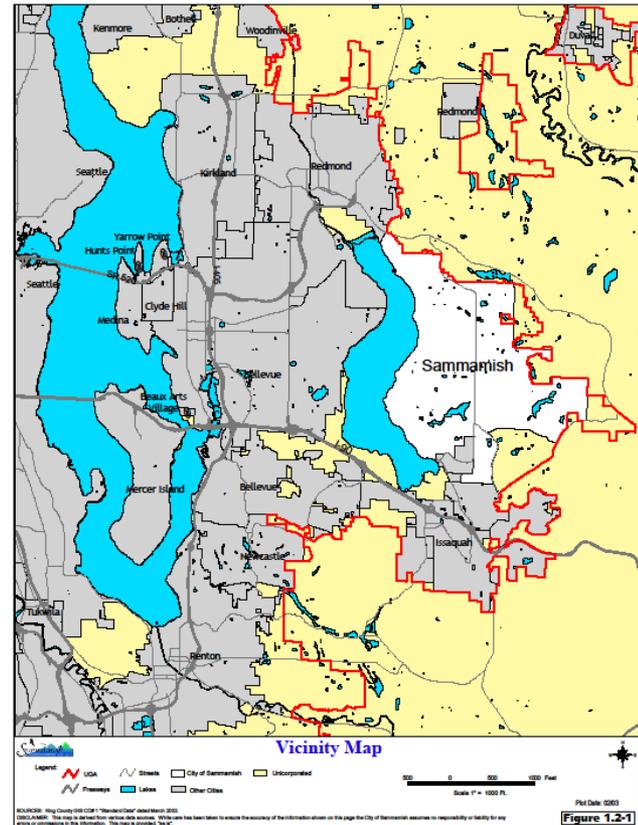


# ***CONTROVERSY IN SAMMAMISH?***

- **Policy and political challenges during our own local process**
- **Issues between Sammamish and Ecology during the state review and approval**

# SAMMAMISH PROFILE

- Incorporated 1999
- Population 46,940
- Area 21.5 sq mi
- 14K units, 90% SFR
- 4K jobs, 400K sq ft



# SHORELINES OF THE STATE

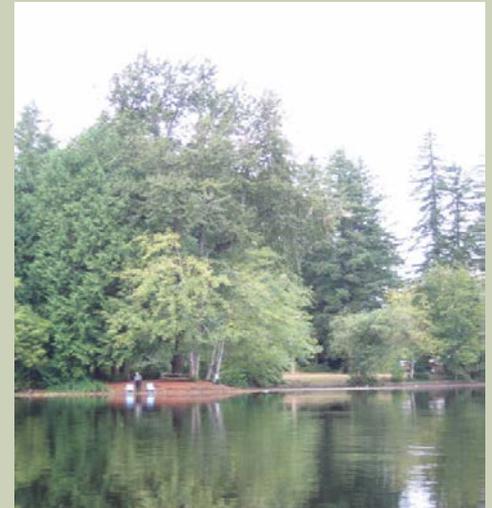
Lake Sammamish



Pine Lake



Beaver Lake



# A LONG PROCESS...

- Five years to complete
- Approved by Ecology in August 2011
- SMP and User Guide available on website



- Shoreline Home Owners (SHO)
- Weekly Councilmember Office Hours
- Dialogue Table Sessions
- Transparent Revision Process

# SMP POLICY CHOICES

- No net loss
- Dock standards
- Critical areas
- Legal issues
- Buffers
- Setbacks
- Vegetation Management
- Incentives
- Mitigation
- Noxious weed removal
- Inventory
- Designations
- Wildlife habitat
- Conformance with WACs
- Future land divisions
- Shoreline stabilization
- Water quality
- Transportation, utilities
- Permit approval and exemption criteria
- Cumulative impacts analysis
- Restoration plan
- Non-conforming uses
- Best Available Science
- Storm-water management
- Property rights
- Definitions
- Mitigation sequencing
- Boating structures
- Public access

# FINAL SUBMITTAL AND ADOPTION PACKAGE

- **Overview**
- Cover Letter
- Table of Contents
- **Folder 1: Shoreline Master Program Submittal Checklist**
- **Folder 2: Statement of Intent to Adopt**
- Ordinance 2009-264: CAO Amendment
- Ordinance 2009-265 - Shoreline Master Plan Program
- Summary: Shoreline Master Program
- **Shoreline Master Program Update**
- **Folder 3: The SMP and appendices**
- **Shoreline Master Program Adopted by Council, October 6, 2009**
- Appendix A: Shoreline Inventory and Characterization Report and Map Folio, June 2007
- Appendix B: Final Restoration Plan, January 2008
- Appendix C: Cumulative Impact Analysis, August 2009, revised January 2010
- **Folder 4: Maps**
- Official Shoreline Map 1
- Official Shoreline Map 2
- Official Shoreline Map 3
- Official Shoreline Map 4
- **Related Documents**
- **Folder 5: Related Documents**
- CAO Best Available Science
- Public Access Summary
- Related Ordinances
  - i. SMC 15.05 and 15.10
  - ii. SMC 21.10.120
  - iii. SMC 21A.35.210
  - iv. SMC 21A.50(2)
  - v. SMC 25.20.080
- Community beach descriptions
- Estimated dock and subdivision implications
- Gap Analysis and consistency Review
- Management of Pine Lake Water quality
- Response to Ecology
- SED memo for April 17 PC Meeting
- Stormwater Management Plan
- **Folder 6: SEPA Compliance**
- Determination of Non-Significance
- SEPA Environmental Checklist
- **Folder 7: Public Participation Record**
- A. Public Participation
- B. Public Meetings
- C. Public Communication
  - i. Notices
  - ii. News
  - iii. Mailing Lists
  - iv. Public comments: compiled; matrices; individual
- D. Tribe Participation
- E. Agency and Organization Participation



# TOPICS

- **Non-conforming structures and uses**
- **Setbacks and setback reductions**
- **Vegetation enhancement areas**
- **Docks**
- **Stabilization**

# NON-CONFORMING STRUCTURES

- **SSB 5451 helped lay the groundwork**
  - New SMPs may classify legally established residential structures as conforming, even if they do not meet updated standards for buffers, etc.
  - Redevelopment, expansion and replacement allowed, consistent with the local SMP and No-Net-Loss
  - Appurtenant structures are included, bulkheads and other shoreline modifications or over-water structures are excluded

# NON-CONFORMING STRUCTURES

## Citizen Concerns

- The term “Non-conforming” might mean difficulty with insurance or mortgage
- Could adversely affect
  - Maintenance
  - Rebuilding
  - Expansion
- Valuation-based system problematic

## Adopted policies

- Maintain existing setback minimums
- Allow for:
  - Maintenance and rebuilding within existing footprint
  - Replacement on footprint or site of less impact
  - Expansions behind existing structures
- No valuation test

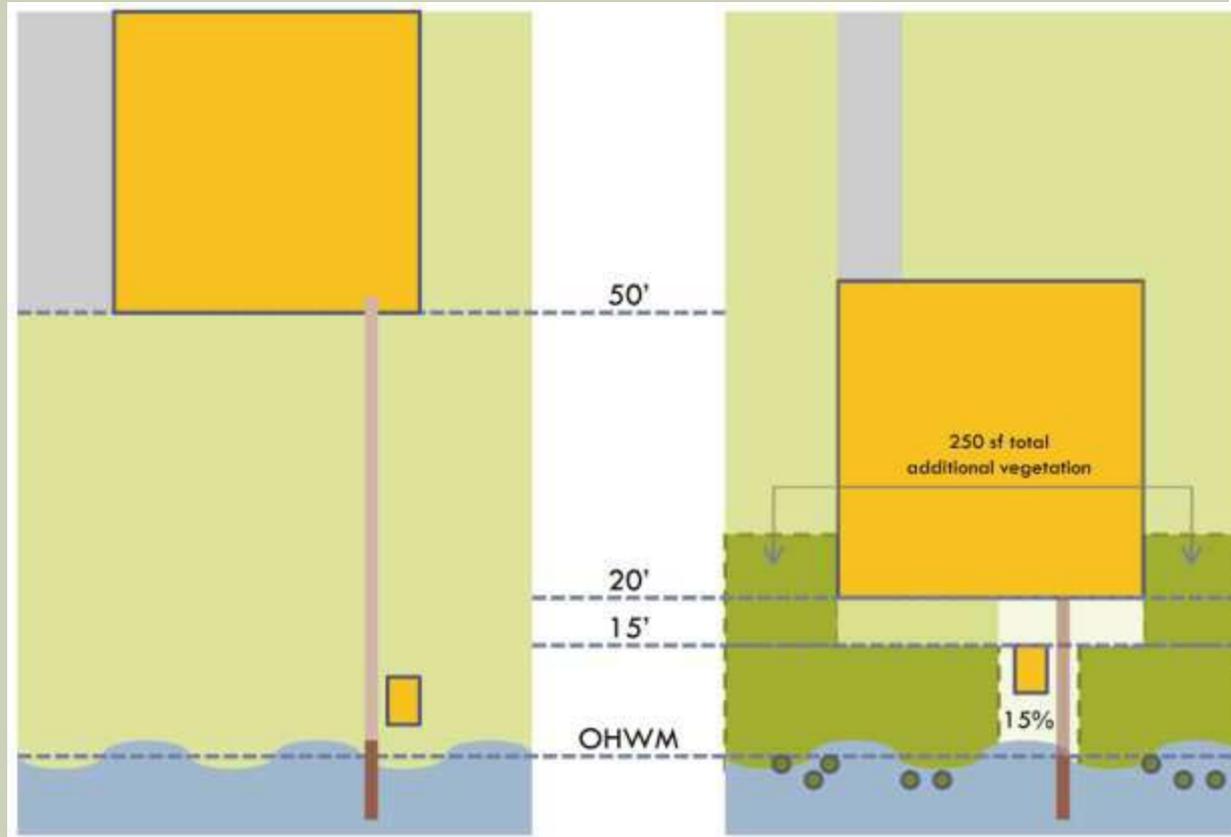
# EXPANDING EXISTING USES



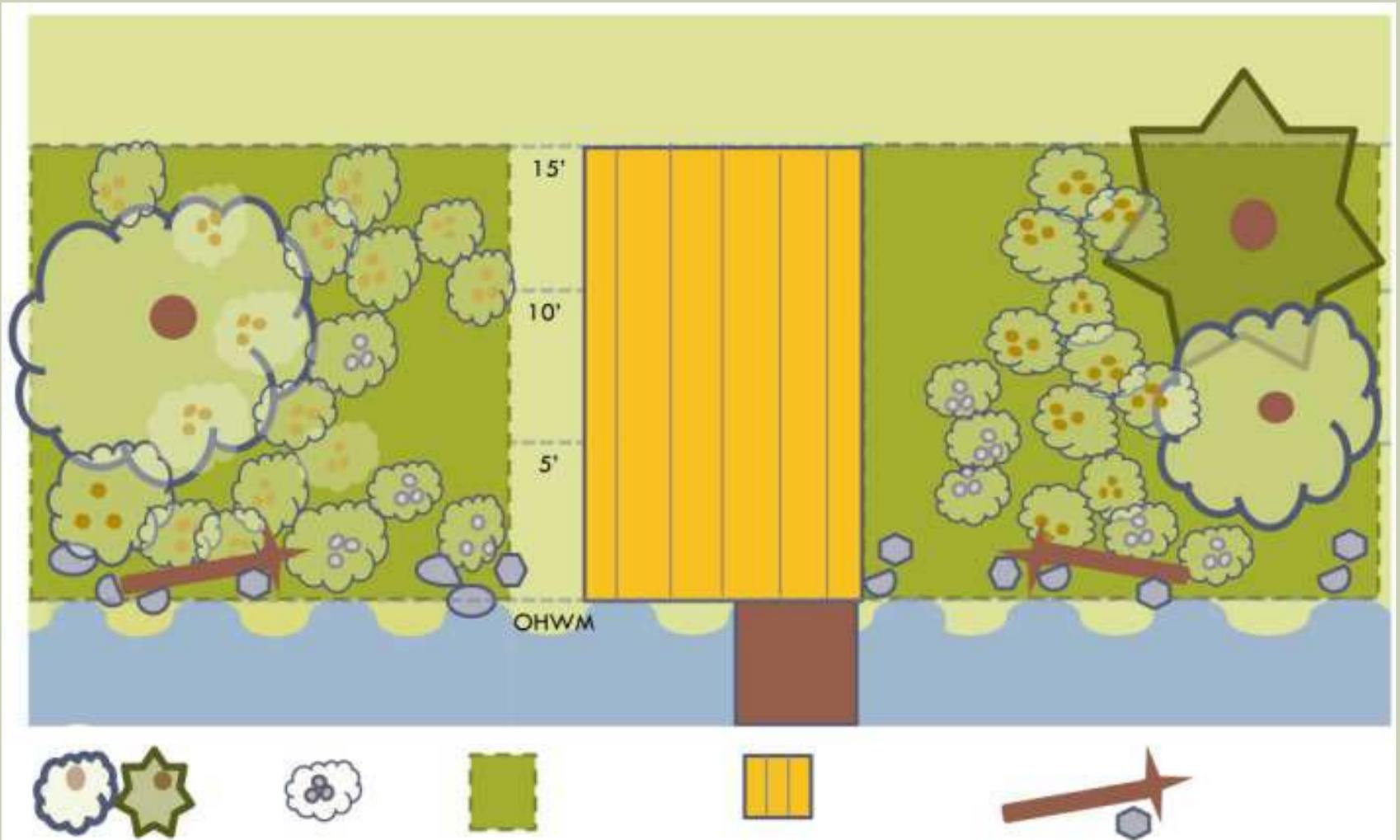
# REDUCED SETBACK ON LAKE SAMMAMISH

## Setback reduced to 20'

- 15' VEA and 250 sf of planting
- Bulkhead removal and restoration
- Reduce active use area
- Planting water-ward of OHWM
- Impervious surface
- Lawn reduction
- Vegetation management plan

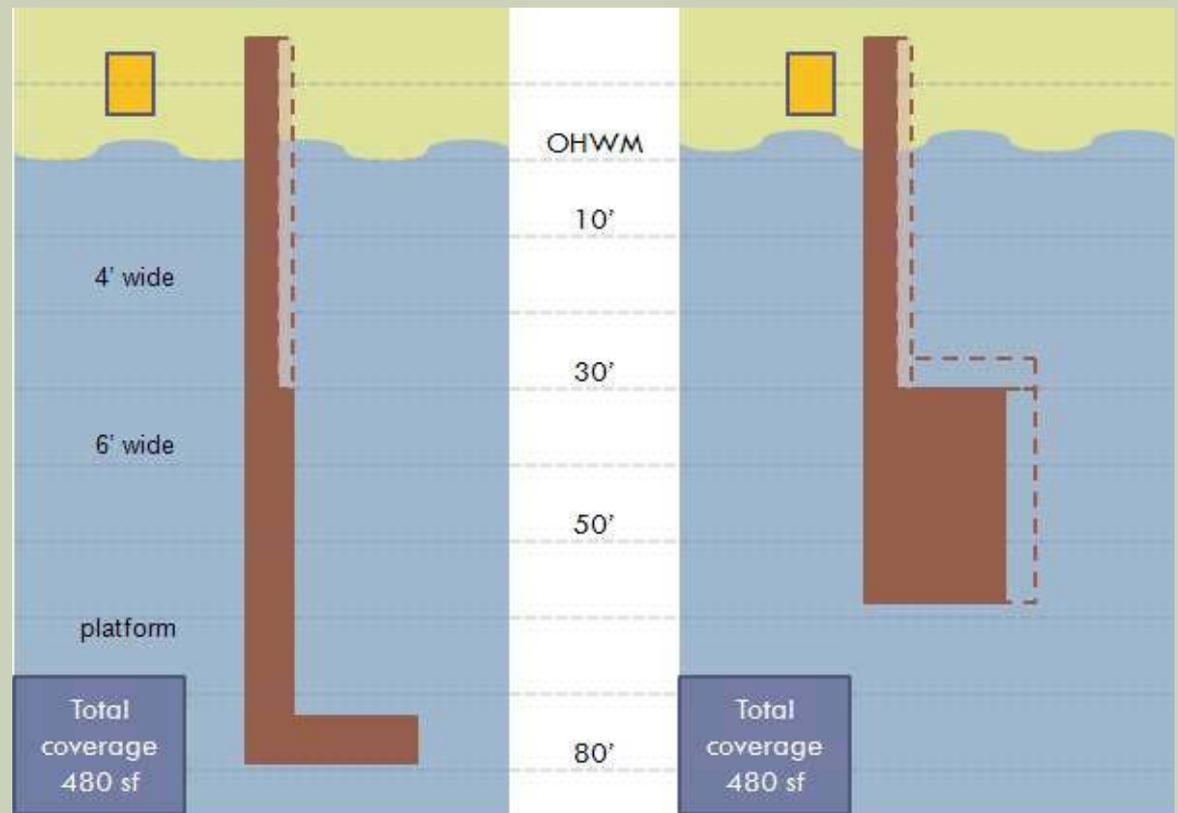


# VEA PLANTING AND ACTIVE USE AREA



# DOCK REQUIREMENTS

- Near-shore area of most concern for dock width limits
- Materials and grating required
- Area limits from ACOE guidance document
- More flexibility for Pine and Beaver Lakes since they are not salmon habitat



# SHORELINE STABILIZATION



- Bio-stabilization preferred
- Geotechnical and ecological analysis
- FEMA and ACOE review on Lake Sammamish

# LESSONS AND OBSERVATIONS

- **Share** info, problems and successes
- Need **good records** and file management
- More **outreach**, use enhanced methods
- Do your **homework** on science and specifics
- **Anticipate** property rights concerns and a focus on regulations
- **Be prepared** for the critical anecdote, and harsh comments
- Distinguish between **science and policy**
- Help decision-makers focus on policy choices, **pro's and con's**
- Staff can serve as a liaison between policy-makers and Ecology to **keep negotiations productive** and policy-focused

# IF WE COULD REPLAY THE TAPE...

- Common I&C info across jurisdictions that share the same waterbody subject to SMP jurisdiction
  - This could also help identify and verify functions and values
- Common Ecology reviewer for jurisdictions that share the same waterbody to improve efficiency and reduce chance for inconsistency
- At earlier key points, having Ecology willing to say 'if you adopt this, we will approve it'

**QUESTIONS?**