Goals for Tonight's Meeting

• Describe Phase II Process
• Review Shoreline Environment Designations (SEDs)
  – Background and context
  – What’s been done to date
  – Recommended designations
  – Shoreline photo tour
• Plan next steps
Phase II Process

- Review June 2007 Draft SMP
- Revisit Policy & Regulatory Options
- Discuss New Policy & Regulatory Issues
- Resolve Options and Issues
- Review Revised Draft SMP
- Send to City Council
Main Discussion Topics

- Environment Designations
- Buffers and setbacks
- Minimum lot size
- Dock (moorage) standards
- Parks
Shoreline Environment Designations

- Similar to a zoning overlay
- Applied to shore segments based on ecological conditions and land use
- Provides a system for assigning different standards based on characteristics of different geographic areas
Current Sammamish Designations

- Conservancy
- Rural
- Urban

Ecology Recommended Designations

- Aquatic
- Natural
- High Intensity
- Urban Conservancy
- Shoreline Residential
- Rural Conservancy
- Urban
Natural

- Ecologically intact
- Currently performing important, irreplaceable functions or ecosystem process that would be damaged by human activity
- Represent ecosystems and geologic types of particular scientific and educational interest
- Unable to support new development or uses without significant adverse impacts to ecological functions or risks to human safety
Urban Conservancy

• Appropriate and planned for low intensity development
• Retain important ecological functions, even though partially altered
• Suitable for water-related or water-enjoyment uses and public access
• Include features that could be harmed by intensive development
• Compatible with ecological restoration
Shoreline Residential

• Areas that do not meet the criteria for Natural or Urban Conservancy
• Characterized by single-family or multifamily residential development
• Planned and platted for residential development
Aquatic Designation

• Dropped from the recommended list
• Would have applied only to the areas waterward of Ordinary High Water Mark
• Designations applied to shoreland areas can effectively protect the aquatic areas
• No in-water uses allowed except docks (accessory to parks or single family residential use)
What’s the difference between these designations?

- Difference are relatively minor
  - No subdivision allowed in Urban Conservancy
  - No multi-family allowed in Urban Conservancy
  - Less impervious surface allowed in Urban Conservancy
  - Docks in Urban Conservancy must be 200 ft apart
What’s **not** different between these designations?

- Single family residential development is allowed (except in Natural)
- Buffers would be the same in all designations
Why aren’t the differences between the designations more pronounced?

- The use pattern is fairly consistent across all the shoreline segments
- The shoreline modifications patterns are fairly uniform across all shorelines
- The ecological conditions do not vary dramatically between segments
Steps to Assigning Designations

• Looked at existing designations
• Assessed overall ecological conditions
  – Vegetation
  – Bulkheads /armoring
  – Docks (over-water structures)
  – Development density
• Identified segments with relatively similar conditions
• Matched conditions to the designation criteria
• Discussed and refined with staff
Types of Changes

- **Rural to Shoreline Residential** – segments with residential development at urban densities
- **Conservancy to Urban Conservancy** – segments with low intensity development that retain natural characteristics
- **Conservancy to Shoreline Residential** – segments that no longer retain natural characteristics because of more intense development
- **Rural to Urban Conservancy or Natural** – parks (plus Pine Lake Wetland)
Decisions

- Are these the right designations?
- Are they applied in the right areas?
once I wrote
of sailing out to sea
on windswept waves
now as a late tide falls
my poems lie on the shore

by Kirsty Karkow