City of Sammamish
Shoreline Master Program Update
Planning Commission
October 2, 2008
We have issued a *Public Review Draft of the SMP Update!* Thank You!

Included in the Process:

- 20 Planning Commission Meetings
- 3 Open Houses
- 1 Shoreline Property Owners’ Meeting
- 30 (or more) Citizen/Interest Groups Reached
- 4 Published Reports/Documents
- Council Updates
Completed Shoreline Master Program
Supporting Research and Reports

- Inventory and Characterization Report and Maps
- Draft Gap Analysis and SMP Consistency Review
- Restoration Plan
- Draft SMP and Shoreline Designations (June, 2007)
- Public Review Draft SMP and Shoreline Designations (September, 2008)
Check Points for Quality and Thoroughness

- Planning commission has provided guidance and a forum for public input throughout the development of the public review draft.
- City Staff have met quarterly with Eastside Cities, King County, the Dept. of Ecology, and State-wide planners.
- Staff have consulted regularly with the Dept. of Ecology for continuation of grant funding and SMA compliance.
- Public comments have been taken, via phone, emails, meetings, and comments forms.
Overview of Public Review Draft SMP

• Format and Content
• Proposed Changes from Current SMP
  - Concerns from previous public comments
  - What’s different, what’s not
  - Basis for recommended changes
• Implications for Property Owners
Format and Content

- **Who, What, Where and How** (25.01, 25.02, 25.07 & 25.10)
  - Purpose and intent
  - Statutory Authority
  - Terms
  - Permit and administrative standards

- **Goals and Policies** (25.03 through 25.06)
  - Policy basis for regulations

- **Regulations** (25.08 and 25.09)
  - Development standards and requirements for each lake
The Proposed SMP Does Not....

- Regulate activities that are not already regulated under city code
- Prohibit residential development on any established lot
- Require public access on private property
- Create new limits on the overall size of private docks
- Regulate views via any mechanism besides setbacks and height limits
- Apply retroactively to existing developments (existing uses are ‘grandfathered’)
- Prohibit development or maintenance of roads, infrastructure, or parks
Key Changes – Buffers and Setbacks

- Lake Sammamish – Buffer consistent with current CAO buffer provisions. No separate shore setback.
- Pine and Beaver Lakes – CAO building setback becomes a buffer
  - 45 ft buffer, plus 5 ft building setback
  - Retain 80% significant trees within buffer (non hazard trees)
  - 15% or 200 SF buffer area allowed for ‘active use’, remainder vegetated
  - Retain 70% trees in shore jurisdiction, can reduce to 50% with additional mitigation
Key Changes – Subdivisions

- Subdivision of lots prohibited in Urban Conservancy (all lakes)
- Subdivision lot width (on lots ≥12,500 SF) reduced from 80 ft to 60 ft (Pine and Beaver Lakes)
Key Changes – Impervious Surface

• Less allowed impervious surface in shoreline jurisdiction than under zoning code
  – Lake Sammamish
    - 30% Urban Conservancy, 40% Shoreline Residential
    - 30% lots less than 3,000 SF in size
  – Pine and Beaver Lakes
    - 15% Urban Conservancy, 30% Shoreline Residential
Key Changes – Moorage

- Private boat launch ramps not permitted
- Covers on moorage facilities not permitted
- Length of private docks to be no more than the average lengths of two nearest docks on either side of property
- Public docks allowed up to 3,000 SF in size
Key Changes – Accessory Structures

- Accessory Dwelling Units - allowed outside of shoreline buffer
- Other structures:
  - On private lands - Limited to 150 SF, 8 ft height within buffer
  - On public lands - Limited to 500 SF, 10 ft height within buffer
- Fences – 48 inches in height inside buffer, 72 inches in height outside buffer
Key Changes – Shore Stabilization

• Soft-shore approaches are permitted outright
• Bulkheads only allowed with demonstrated need:
  – Primary structure must be threatened (not accessory structures)
  – To protect public access structures
  – ‘Imminent danger’ is defined as 3 years
  – Requires a Conditional Use Permit
Key Changes – Non-conforming Uses

• Normal maintenance and repair of legally established structures:
  – No change required if no increase in non-conformity

• Involuntary Reconstruction (fire, flood...):
  – If re-construction >75% of fair market value, new structure must conform to new standards, if possible

• Voluntary Reconstruction:
  – If reconstruction is < 50% of structure footprint - restore equivalent area of buffer
  – If reconstruction is 51-75% - restore full buffer
  – If reconstruction is >75% - reconstruct to conform to new standards
Key Changes – Dock Reconstruction

- If >10% of dock is reconstructed - no change required
- If 11 to 29% of dock is reconstructed - must replace same with non-treated materials
- If 30% or more of dock is reconstructed within any 10 year period - must replace full dock
Implications

- Anticipate fewer variance requests for development on Lake Sammamish
- Less impervious surface coverage for permitted developments
- Proportional footprint for development on small lots on Lake Sammamish
- More sub-dividable lots on Pine and Beaver Lakes
- Consistency with federal and state dock standards
- Fewer docks made of treated wood
- Greater use of bio-stabilization (fewer bulkheads)
- Improved water quality on Pine and Beaver Lakes due to buffers
Next Steps

- Planning Commission Process
  - Hearings: Oct 16th and 30th
  - Deliberations: Nov 6th and 20th
  - Recommendations: Dec 4th and 18th

- Council Process: Next Spring

- Adoption: June, 2009
- Final Due Date to Ecology: Dec, 2009
Tips on Reading your SMP…

• Copies of the Public Review Draft SMP are for sale in hard copy ($9.04) or in CD ($10.00) at the front desk.

• If possible, please email any questions or comments with:
  – Title, Section, and page number
  – Specific language suggested
  – Clarity regarding your expectation for a reply

• Questions? Call Maren Van Nostrand, Project Manager
Thank You!!!