Presentation Overview

• Background and context
• Purpose and components of the SMP update
• Accomplishments to date
• Next steps

SMP = Shoreline Master Program
Sammamish’s Shorelines

Lake Sammamish

Pine Lake

Beaver Lake
Shoreline Management Timeline

1971 – Legislature passes the Shoreline Management Act

1972 – State develops **Guidelines** to help local governments implement the Act

1978 – King County adopts its first SMP

1998 – Sammamish incorporates; adopts King County’s SMP

2003 – Ecology adopts new **Guidelines**, requires all cities and counties to update their SMPs

2006 – Sammamish begins comprehensive SMP update
Shoreline Management Act of 1971

Three Main Policy Goals:

• Encourage water-dependent uses
• Protect shoreline natural resources
• Promote public access to shorelines
An SMP is part…

**Land Use Plan:**
- Goals and policies
- Voluntary restoration plan
- Land use analysis

**Regulations:**
- Development standards
- Permit criteria
- Administrative standards

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**Comprehensive Plan**

**Title 25 Municipal Code**
Who is affected?

- Lakeside property owners
- City Parks Department and Users
- Undeveloped properties
- Land subject to redevelopment
Exempt Uses

- Dictated by statute; no local discretion (WAC 173-27-040)
- Only exempt from permit requirements not requirements of the SMP or Act
- Examples:
  - Residential developments
  - Construction of “normal protective bulkheads” in some cases
Purpose of the SMP Update

- Meet legislative mandate (2009 deadline)
- Take advantage of state grant funds
- Incorporate new information
- Respond to changing land use
- Plan for the future
- Improve understanding and implementation of the regulations
SMP Update Components

Shoreline Master Plan
- One Document
- Adopted by Ordinance
- Approved by Ecology

Inventory and Characterization/Map Folio
Goals and Policies
Restoration Plan
Shoreline Environment Designations
Development Standards/Use Regulations
Administrative Procedures

Comprehensive Plan
Development Code
State - Local Partnership

**Ecology:**
- Develops rules for local governments to follow
- Approves new or amended SMPs
- Provides $$$
- Oversees shoreline permit decisions

**Sammamish:**
- Prepares local master program
- Reviews and permits or denies proposals for shoreline development
No Net Loss - What does it mean?

“Permitted uses in the shorelines of the state shall be designed and conducted in a manner to minimize, in so far as practical, any resultant damage to the ecology and environment of the shoreline area and the public's use of the water."

RCW 90.58.020
No Net Loss – How do we do it?

• Inventory the resources
• Require developments to mitigate their impacts
  – Avoid impacts
  – Minimize impacts
  – Compensate for lost resources
• Prohibit some types of development
• Create opportunities for voluntary restoration
Two Distinct Objectives:
No-Net Loss of Shoreline Ecological Functions
and Restoration Over Time

“Restoration” achieved by improving functions over time.

“No Net Loss” achieved by shoreline regulations that require avoidance and mitigation of impacts.

CURRENT CONDITION (BASELINE)

ESTABLISHED BY INVENTORY

Where new development introduces new impacts, mitigation is required.

Source: Ecology
Inventory and Characterization/Map Folio  
Completed June 2007

Restoration Plan  
Completed January 2008

Goals and Policies  
Draft Reviewed by Planning Commission June 2007

Shoreline Environment Designations  
Staff Proposal Completed March 2008

Development Regulations  
Partial Draft Reviewed by Planning Commission in June 2007

Shoreline Master Plan  
Due to Ecology December 2009
Inventory and Characterization

Lake Sammamish
- Important resource for salmon and other wildlife
- Docks and bulkheads have affected habitat
- North shoreline relatively undisturbed
- Relatively few undeveloped lots
- Limited direct access to the water

Pine and Beaver Lakes
- Vegetation is key to protecting water quality
- Extensive associated wetlands
- Relatively few undeveloped lots
- Existing parks provide public access
Lake Sammamish

North

South
Restoration Plan

- Identifies goals, policies, and potential actions
- Links to regional plans and programs (Salmon Recovery Plan)
- Integrates with other local programs/partners

![Soft-shore stabilization](image)
Restoration Goals

- Protect shoreline ecological functions while allowing planned development to occur.
- Eliminate non-point pollution affecting the shoreline environment by 2016.
- Use the shoreline stewardship program to educate the public about the ecological aspects and community values of the City's shorelines.
- Implement a successful stewardship program focused on incentives for voluntary shoreline restoration.
- Improve water quality within the SMP-regulated lakes and other City waters until all state water quality standards are met and surpassed.
- Ensure that shoreline habitats and processes are successfully restored and enhanced on publicly owned lands.
Shoreline Environment Designations

- Similar to a zoning overlay
- Applied to shore segments based on ecological condition and land use
- Provides a system for determining allowed uses
- Recognizes different characteristics of specific geographic areas
Current Sammamish Designations

- Conservancy
- Rural
- Urban

Ecology Recommended Designations

- Aquatic
- Natural
- High Intensity
- Urban Conservancy
- Shoreline Residential
- Rural Conservancy
- Urban
General SMP Provisions

- Protection of archeological and historic resources
- Vegetation conservation
- Critical areas protection
- Public access (on public lands)
- Water quality
Shoreline-specific Provisions

Lake Sammamish
- Residential Development
  - Primary structures and appurtenances
  - Bulkheads
  - Moorage
- Recreation and Parks
  - Public recreational development
  - Bulkheads
  - Docks/piers
- Transportation and Utilities

Pine and Beaver Lakes
- Residential Development
  - Primary structures and appurtenances
  - Bulkheads
  - Moorage
- Recreation and Parks
  - Public recreational development
  - Bulkheads
  - Docks/piers
- Transportation and Utilities
Unresolved Policy/ Regulatory Issues

- Dock size
- Standards for covered moorage, boat lifts
- Buffer requirements for Pine and Beaver Lakes
- Minimum lot size
- Limits on subdivision in some areas
- Structure of the SMP
- Non-conforming uses
Next Steps

- Review June 2007 draft
- Resolve policy/regulatory options
- Approve Environment Designation menu and maps
- Hold public hearing(s)
- Send to Council for review and approval
- Request Ecology approval
A successful SMP update will:

- Achieve legislative mandates for no net loss of shoreline ecological functions and values
- Ensure predictability, accountability, and efficiency in decision making
- Reflect the community’s vision for shoreline management
- Integrate and support other County development plans, policies, and regulations
- Maintain quality of life and economic opportunity for citizens of Sammamish