## Policy Direction Summary

### Docks

<table>
<thead>
<tr>
<th>Docks</th>
<th>Existing SMP: (Rural Standard / Conservancy Standard)</th>
<th>Council Direction</th>
<th>Staff recommends</th>
</tr>
</thead>
<tbody>
<tr>
<td>D-2A</td>
<td>Max. area of 600 sf.</td>
<td>Minimum size to provide for moorage.</td>
<td>- If CC desires sf maximums for docks, staff suggests: Sammamish – 480 sf for single lot service, 700 sf for two to nine lot service, 1000 sf for ten or more lot service (Beach Clubs); Pine Beaver – 480 sf for single lot service, 700 sf for joint use or more.</td>
</tr>
<tr>
<td>Area</td>
<td></td>
<td>Minimum size to provide for moorage. - SFR docks maximum of 600 sf - Joint use docks maximum of 850 sf</td>
<td></td>
</tr>
<tr>
<td>D-2L</td>
<td>SFR: No pier or dock may extend more than ¼ of the total distance to the opposite shoreline. - Maximum length 80 ft or the point where the water depth is 13 ft below OHWM, whichever is reached first (SMC 25.20.110). Public Recreational: Maximum length of 80 ft, may be increased 4 ft for each additional moorage space over 10 moorage spaces to a maximum of 120 ft.</td>
<td>Length no longer than the average of the nearest docks on either side or to a water depth of 8 ft when measured from the lowest seasonal water level, whichever dock length is greater. The City may require a shorter length due to spacing between docks on opposite or adjacent shorelines or if dock would obstruct surface navigation.</td>
<td>Staff suggestions: - as in PC draft with addition of ¼ distance to opposite shore and without 8 ft depth (preferred) or - 80 ft (as in current SMP) but without a water depth allowance.</td>
</tr>
<tr>
<td>Length</td>
<td></td>
<td>Minimum size to provide for moorage. - Beach Club docks (shared by more than 10 lots) maximum of 3,000 sf</td>
<td></td>
</tr>
</tbody>
</table>

**NOTE:** Staff will review the entire SMP to ensure that terminology and definitions are consistent and reflect Council policy direction.

*City of Sammamish Shoreline Master Program*

*SMP Ex 1 Policy Direction Summary for July 7 meeting_ 070209.doc*
## Policy Direction Summary

**City of Sammamish Shoreline Master Program Update**  
**Policy Direction Summary for July 7th City Council Meeting**

### Docks

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<tr>
<td>D2-H Height</td>
<td>Not to exceed 5ft above the OHWM (normal water level range).</td>
<td>Not to exceed 3 ft above the Extreme High Water level.</td>
<td>Staff recommends SHO amendment: 5 ft above the OHWM.</td>
</tr>
<tr>
<td>D2-P Property line Setback</td>
<td>15 ft minimum from side property lines.</td>
<td>15 ft minimum from property line with the exception of joint use docks.</td>
<td>Staff recommends SHO amendment: 15 ft min. from the waterward extension of the property line with the exception of joint use docks.</td>
</tr>
</tbody>
</table>

**NOTE:** Staff will review the entire SMP to ensure that terminology and definitions are consistent and reflect Council policy direction.
<table>
<thead>
<tr>
<th>Row #</th>
<th>Topic</th>
<th>PC Draft SMP</th>
<th>Proposed amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Beach Clubs</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BC-1</td>
<td>All lakes: Distinction</td>
<td>Shoreline regulations for Beach Clubs are not distinct from single-family residential use/development regulations</td>
<td>Add shoreline regulations for Beach Clubs that are distinct from single-family residential use/development regulations. Parcels servicing 10 or more lots (SHO)</td>
</tr>
</tbody>
</table>
| BC-2 | Lake Sammamish: Extra dock/float to service existing ramp/rails | Existing launch ramps and rails:  
- No provision for additional dock  
- One float limited to 150 sf for all lots | Existing launch ramps and rails:  
- Allowance for additional “launch dock” of 250 sf for existing ramp OR  
- Allowance for additional float  
-Larger dock area, rather than additional dock, should meet needs or  
-Two docks with the same total area allowance  
-Larger float could be an alternative to a bigger dock |
| BC-3 | All lakes: Active use designation – setback and vegetation requirements | Same “Active Use” designation for Beach Club lots as for Single Family:  
- New setback/vegetation requirements applied with new permit application review  
- (CC Direction) Active use area allowed is 25% in “shoreline enhancement area” | Different “Active Use” designation for Beach Club lots:  
- New setback/vegetation requirements applied with new permit application review only if  
o building a structure within a 25 ft setback  
o increasing impervious surface more than 500 sf  
o applying for an SSDP  
- Active use area allowed is 100% in “buffer/shoreline zone”  
-No additional active use area  
-Regarding development, existing uses (including active use areas) are “grandfathered”  
-SMP requirements are triggered by permit activity/redevelopment. |
## Shoreline Stabilization

<table>
<thead>
<tr>
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<th>Direction</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Shoreline Stabilization</td>
<td>PC Recommended Draft SMP</td>
</tr>
<tr>
<td>S-1</td>
<td>All lakes: Priority direction</td>
<td>When evaluating the need for structural shoreline stabilization, the Director shall consider alternatives to structural stabilization in the following order of preference: 1. No action (allow the shoreline to retreat naturally). 2. Increased building setback. 3. Use of flexible defense works constructed of natural materials.</td>
</tr>
<tr>
<td></td>
<td>SHO amendments</td>
<td>When evaluating the need for structural shoreline stabilization, the Director shall consider alternatives in the following order of preference: 1. No action (allow the shoreline to retreat naturally). 2. Increased building setback. 3. Use of flexible defense works constructed of natural materials.</td>
</tr>
<tr>
<td></td>
<td>Staff notes</td>
<td>Staff recommend PC draft language.</td>
</tr>
<tr>
<td>S-2</td>
<td>Lake Sammamish: Priority direction</td>
<td>Alternative shoreline restoration in order of priority  • Remove bulkhead, place fill, vegetate  • Leave bulkhead, place fill, vegetate  • Vegetate water side of bulkhead</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Staff recommend PC draft language used in S-1.</td>
</tr>
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</table>
**Policy Direction Summary**

### Vegetation Management

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| V-1   | Lake Sammamish: “Shoreline zone” or buffer | Buffer can be reduced from 45 feet to a minimum of 15 feet (list not inclusive):  
- 10 ft – for preservation or restoration of mixture of native trees/shrubs/groundcover within “shoreline zone” and at 75% of lake frontage  
- 15 ft - Removal of an existing bulkhead located at, below or within 5 feet landward of the OHWM w/restoration of the shoreline to natural/semi-natural state | Shoreline Zone can be reduced from 45 feet to a min. of 15 feet (list not inclusive):  
- 10 ft – (requirement) to plant “shoreline enhancement area” of 15 ft (w/25% active use)  
- 15 ft - Removal of an existing bulkhead located at, below or within 5 feet landward of the OHWM w/restoration of the shoreline to natural/semi-natural state including replacement of bulkhead w/bulkhead alternative  
- 10 ft – for creation of a durable inclined fill of gravel against the waterside of an existing bulkhead and restoration of native plants | See memorandum “Lakeshore vegetation and its role in protecting lake ecology” 2009, ESA Adolfson (Exhibit 3).  
SHO proposal for durable inclined fill would not remove bulkhead. |
| V-2   | Pine and Beaver: Vegetation requirements | 80% tree retention within 45 ft buffer  
70% of trees within 200 ft shoreline jurisdiction must be retained (may be reduced to 50% with specified mitigation)  
Area outside of “active use” shall be vegetated with trees and shrubs. Up to 15% of the vegetated area may be composed of non-invasive ornamental plantings. | 80% tree retention within 45 ft shoreline zone  
Area outside of “active use” shall be vegetated with trees and shrubs. Up to 15% of the vegetated area may be composed of non-invasive ornamental plantings. Vegetation management applies exclusively to a 5 ft “Shoreline Enhancement Area” which will be 75% vegetated. Up to 25% of the vegetated area may be composed of non-invasive ornamental plantings. | Staff recommends confirmation of CC direction. See ESA Adolfson memo (Exhibit 3) and Vegetation Diagram (Exhibit 6).  
(CC Direction)  
- 80% tree retention (Shoreline Jurisdiction)  
- 15 ft shoreline enhancement area reducible to 5 ft (with additional vegetation elsewhere on lot)  
- Allowance for 25% non-invasive ornamental plantings within enhancement area |
# Policy Direction Summary

## Shoreline Urban Conservancy Designation

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<thead>
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</table>
| UC-1  | Urban Conservancy/Shoreline Residential – All Lakes | • Subdivision of existing parcels shall be prohibited.  
• All new residential docks must be at least 200 feet from all other existing docks.  
• Total impervious surface area shall not exceed thirty percent (30%) of the total parcel area, excluding any portion of the parcel waterward of the OHWM. | • Subdivision of existing parcels shall be prohibited.  
• All new residential docks must be at least 200 feet from all other existing docks.  
• Total impervious surface area shall not exceed 30% of the total parcel area, excluding any portion of the parcel waterward of the OHWM. | Urban Conservancy reaches were identified as having increased ecologic function in the June 2007 City of Sammamish Shoreline Inventory and Characterization Report. Reaches identified were designated as Urban Conservancy. Identification methods include GIS data, aerial photography, existing reports, and planning documents. |

UC - 2  
Urban Conservancy/Urban Residential – All Lakes: Specific parcel designations  
Planning Commission made the following changes:  
• Urban Conservancy to Shoreline Residential  
  o Martin  
  o Smith  
• Shoreline Residential to Urban Conservancy  
  o Anderson  
Residents requesting removal of individual lots:  
• From Urban Conservancy to Shoreline Residential. These include:  
  o Barrett  
  o Kazynski  
  o Lo  
  o Nelson  
  o Pizzo  
  o Renbarger  
  o Wiggers  
Staff to perform analysis of each proposed change during rewrite process.