To: David Radabaugh, Shoreline Planner  
WA Department of Ecology

Friends of Pine Lake was established in 1998 as an environmental organization advocating for protecting Pine Lake and over the years has broadened its advocacy to wider ecological concerns throughout the Sammamish Plateau.

We wish to provide additional public comment on Sammamish’s adopted Shoreline Master Program currently under your review. We found your presentation and clarification of “no net loss” very helpful. This has not been understood and has led to not fully considering future development regulations to protect shorelines from further ecological losses.

We are concerned that buffers along shorelines are not required as part of this SMP update. The city has decided that 45’ setbacks are sufficient to protect shorelines. Their insistence on them being setbacks and not buffers is troubling. It is important that restoration within these setbacks be required. In the distance past when many of these homes were built, their impacts on shoreline health were not fully understood. The only way to achieve “no net loss” is to have previous development restore some of these degraded shores as they come in for re-development permits. This is the only way that ecological losses can be made up if new development in the shoreline continues.

The other concern we have is the sunset clause that was inserted into the Critical Areas Ordinance that was adopted as part of the Shoreline Master Plan. The Department should not approve the Sammamish SMP for this reason alone, or should have the city remove this sunset clause. The CAO was updated using the Sammamish Basin Plan, current BAS, had public input through a 15 member citizen panel, a presentation by Dr. Derek Booth to the Council and more public input through extensive public hearings by the Planning Commission and the Council. The CAO should stand with the elimination of the sunset clause.

We believe that the shoreline of the Beaver Lake Preserve should be designated Natural. This part of the shoreline should not have development of any kind. It would protect it into the future as a natural area not to be developed with park amenities and it would continue to function as a habitat conservation area.

The Department’s concern about public access we feel is not an issue, as all of our lakes have parks that allow for public access to the lakes’ waters.

The department may need to consider differentiating the 2 smaller lakes, from Lake Sammamish when it comes to dock requirements. The smaller lakes don’t have the commercial fisheries concern that Lake Sammamish has. Allowing
docks on every lot in the Urban Conservancy zones on Lake Sammamish as the adopted plan would allow is a weakening of the current dock regulations. The large amount of small lots along the shoreline will now make more docks possible than in the past with this plan.

Due to the number of very small lots along Lake Sammamish within the city of Sammamish, we would have liked to see mechanisms built into the SMP that would encourage shoreline property conservation along the shores of Lake Sammamish. Traditional development of these lots will not achieve “no net loss” over the long term. There are a number of small lots that, at one time, were platted as recreational lots that were tied to larger properties on the eastern side of the Parkway. One idea, for example, would be to allow 2 units of development instead of 1 on the condition the units were built on the property east of the parkway (out of the shoreline area) and leaving the shore for recreational use by those units. Another example would be for the city to allow multifamily development on the east side of the parkway (out of the shoreline area) conditional on leaving the shore undeveloped. There is no encouragement to reduce impervious surfaces by stacking development away from the shore or of shoreline conservation in this plan.

We hope the Department considers our comments and we appreciate the opportunity to make our concerns known.

Thank you,

Erica Tiliacos
President, Friends of Pine Lake